



**Attachment D-3:**

Ord. No. 348.4729 without Planning Commission's recommendations (clean version)

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1 b. CLASS I EQUESTRIAN ESTABLISHMENT. An equestrian facility  
2 where horses, donkeys, mules and ponies are kept, sheltered, trained,  
3 nursed, or boarded. Additionally, such facility may provide on-site  
4 activities such as, but not limited to, horse training, guided trail rides, riding  
5 lessons, schooling shows and horse day camps. The limitation of the  
6 number of animals allowed at a Class I Equestrian Establishment is the  
7 same as the noncommercial keeping of animals standard in the Wine  
8 Country-Equestrian Zone.

9 c. CLASS II EQUESTRIAN ESTABLISHMENT. An equestrian facility  
10 where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed  
11 or boarded. In addition to the conditionally permitted uses set forth in the  
12 Wine Country-Equestrian Zone, a Class II Equestrian Establishment may  
13 provide on-site activities such as but not limited to, horse training, guided  
14 trail rides, riding lessons, schooling shows and horse day camps. A Class II  
15 Equestrian Establishment may also conduct special equestrian events that  
16 are appurtenant and incidental to the equestrian facility provided the facility  
17 is located on a parcel one hundred (100) or more gross acres in size. The  
18 number of animals allowed at a Class II Equestrian Establishment is the  
19 same as the noncommercial keeping of animals standard in the Wine  
20 Country-Equestrian Zone.

21 d. CLASS I WINERY. A winery with an established on-site vineyard that  
22 only crushes, ferments, bottles and processes grapes into wine. Such  
23 winery shall be located on a minimum gross parcel size of five (5) acres  
24 within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum  
25 gross parcel size of twenty-five (25) acres when in conjunction with a  
26 clustered subdivision in the WC-W and WC-R zones. No appurtenant or  
27 incidental commercial uses are allowed with this winery.  
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1 e. CLASS II WINERY. A winery with an established on-site vineyard  
2 located on a minimum gross parcel size of ten (10) acres that is allowed the  
3 following appurtenant and incidental commercial uses with an approved  
4 permit:

- 5 (1) Wine tasting area;
- 6 (2) Wine club activity;
- 7 (3) Wine club event;
- 8 (4) Retail wine sales;
- 9 (5) Eight (8) Winegrowers Trade Association Events per year;
- 10 (6) Gift sales within the tasting area only;
- 11 (7) Delicatessen not to exceed 500 square feet in size

12 f. CLASS III WINERY. A winery with an established on-site vineyard  
13 located on a minimum gross parcel size of ten (10) acres that is allowed the  
14 following appurtenant and incidental commercial uses with an approved  
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) And one of the following: Bed and Breakfast Inn, delicatessen not to  
24 exceed 500 square feet or restaurant. Drive - thru restaurants shall not be  
25 permitted.

26 g. CLASS IV WINERY. A winery with an established on-site vineyard  
27 located on a minimum gross parcel size of fifteen (15) acres that is allowed  
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1 the following appurtenant and incidental commercial uses with an approved  
2 permit:

- 3 (1) Wine tasting area;
- 4 (2) Wine club activity;
- 5 (3) Wine club event;
- 6 (4) Retail wine sales;
- 7 (5) Eight (8) Winegrowers Trade Association Events per year;
- 8 (6) Gift sales within the wine tasting area only;
- 9 (7) Special occasion facility;
- 10 (8) And one of the following: Country-Inn, delicatessen not to exceed  
11 500 square feet or restaurant. Drive-thru restaurants shall not be permitted.

12 h. CLASS V WINERY. A winery with an established on-site vineyard  
13 located on a minimum gross parcel size of twenty (20) acres that is allowed  
14 the following appurtenant and incidental commercial uses with an approved  
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the wine tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) Bed and Breakfast Inn;
- 24 (9) Country Inn;
- 25 (10) Wine Country Hotel;
- 26 (11) Spa or professional culinary academy in conjunction with Wine  
27 Country Hotel;
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1 (12) Delicatessen not exceed to 1,500 square feet or restaurant. Drive-  
2 thru restaurants shall not be permitted.

3 i. CLASS VI WINERY. A winery with an established on-site vineyard  
4 located on a minimum gross parcel size of forty (40) acres that is allowed  
5 the following appurtenant and incidental commercial uses with an approved  
6 permit:

- 7 (1) Wine tasting area;
- 8 (2) Wine club activity;
- 9 (3) Wine club event;
- 10 (4) Retail wine sales;
- 11 (5) Eight (8) Winegrowers Trade Association Events per year
- 12 (6) Gift sales within the wine tasting area only;
- 13 (7) Special occasion facility;
- 14 (8) Wine Country Resort;
- 15 (9) Golf courses and daytime driving ranges in conjunction with Wine  
16 Country Resorts;
- 17 (10) Spa or professional culinary academy in conjunction with Wine  
18 Country Resorts; and
- 19 (11) Delicatessen not to exceed 1,500 square feet or restaurant. Drive-  
20 thru restaurants shall not be permitted.

21 j. CLUSTERED SUBDIVISION. A development within the WC- W and  
22 WC- R Zones in which the allowed number of dwelling units (density yield)  
23 are placed in close proximity with the purpose of creating the largest  
24 potential development envelope for vineyards. .

25 k. COTTAGE INDUSTRY. A home-based occupation or service carried  
26 on by a resident within the principle dwelling in return for compensation,  
27 provided such use, occupation or service is incidental and secondary to the  
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1 principal use of the dwelling as a residence and is conducted in a manner  
2 not to give an outward appearance or manifest any characteristics of a  
3 business.

4 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,  
5 which provides lodging and breakfast for temporary overnight occupants in  
6 return for compensation and is solely owned and operated by the property  
7 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in  
8 the guest rooms, adjoining patios, balconies, and decks.

9 m. COUNTRY INN. A facility, which may be an extension of the main  
10 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals  
11 for temporary overnight occupants in return for compensation. Cooking  
12 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,  
13 adjoining patios, balconies, and decks.

14 n. EQUINE LAND. A fenced-in open area that is actively managed to  
15 control weeds and used for, but not limited to, grazing of equine or other  
16 livestock, equine holding areas, open corrals, exercise areas, riding area, or  
17 equestrian racing rings. Only buildings or structures related to the care of  
18 equine or other livestock shall be allowed in equine land, all other buildings  
19 or structures shall be prohibited.

20 o. GUEST ROOM. A room without cooking facilities rented to transient  
21 visitors for a period not to exceed 30 days.

22 p. GUEST SUITES. A series of attached rooms without cooking facilities  
23 rented to transient visitors for a period not to exceed 30 days.

24 q. HABITABLE STORY. The portion of a building included between  
25 the upper surface of a floor and the upper surface of the floor or roof next  
26 above. It is measured as the vertical distance from top to top of two  
27 successive tiers of beams or finished floor surfaces and, for the topmost  
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1 story, from the top of the floor finish to the top of the ceiling joists, or  
2 where there is not a ceiling, to the top of the roof rafters. Further, the space  
3 is designed for human occupancy and the space is equipped with means of  
4 egress and light and ventilation facilities.

5 r. HORSE SHOW FACILITY. A facility that holds a maximum of one  
6 hundred (100) people that provides a venue for judged equestrian exhibition  
7 events, training events, competitive horse or equestrian sport activities.

8 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly  
9 related and secondary to the principal agricultural or equestrian use located  
10 on the same parcel or project site.

11 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine  
12 Country Hotels and Wine Country Resorts.

13 u. NET PROJECT AREA. The portion of a site that can actually be built  
14 upon. The following are not included in the net project area: public or  
15 private road rights-of-way, riparian and riverine areas, conservation  
16 easements, waterways, bodies of water and flood ways.

17 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards  
18 through a deed restriction or other conservation mechanism.

19 w. SET ASIDE AREA. An area that is restricted for the specific use of  
20 planting vineyards or equine lands.

21 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area  
22 which is used for special occasions such as weddings, parties, concerts,  
23 conferences, charity events, and fundraiser events for a specific period of  
24 time in return for compensation.

25 y. VINEYARD. A farm where grapevines are planted and cultivated for the  
26 purpose of producing grape wine.

- 1 z. WINE CLUB ACTIVITY. A social occasion in which wine club members  
2 come to pick up their membership wine bottles, at which time they may  
3 engage in wine tasting and further purchase of wine and wine products.  
4 Attendance is limited to wine club members and their guests.
- 5 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,  
6 Class IV, Class V and Class VI wineries for wine club members and their  
7 guests.
- 8 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
9 guest suites, which provides lodging and meals for temporary overnight  
10 occupants, in return for compensation. Cooking provisions, such as a stove,  
11 oven or grill, are prohibited in guest rooms, guest suites, adjoining patios,  
12 balconies, and decks.
- 13 cc. WINE COUNTRY RESORT. A facility that provides food and lodging  
14 to transient visitors in which the guest rooms or guest suites are within a  
15 conventional hotel building(s) or in detached units. Such facility may  
16 provide additional commercial and recreational uses such as spas,  
17 amphitheaters, conference rooms, golf-courses, daytime driving ranges and  
18 banquet-halls for the convenience of the wine country resort guests.
- 19 dd. WINE TASTING AREA. A permanent area associated with a winery  
20 where visitors taste wine.
- 21 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising  
22 effort conducted by one or several member wineries of a local winegrowers  
23 trade association, including but not limited to, region-wide barrel tastings,  
24 where food and wine samplings are provided to participants.
- 25 ff. WINERY. An agricultural facility designed and used to crush, ferment,  
26 distill and process grapes into wine or wine related product.  
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1 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)

2 ZONE. The following provisions shall apply to the WC-W Zone:

3 a. ALLOWED USES. The following uses are allowed:

- 4 (1) One-family dwelling.
- 5 (2) Cottage Industry provided activities are limited to knitting, basket  
6 making, sewing, quilting, pottery, scrap booking and cooking  
7 classes or services; no more than one full-time employee engages in  
8 cottage industry activities on site at any one time; no more than 10  
9 customers visit the site at any given time; no customer lodging  
10 occurs on site without an approved Cottage Inn, Bed and Breakfast  
11 Inn or Country Inn.
- 12 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
13 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 in  
16 conjunction with an agricultural operation or an incidental  
17 commercial use as defined in this ordinance.
- 18 (4) The systematic rotation of animals for grazing is allowed so long as  
19 the total number of animals does not exceed the maximum allowed  
20 pursuant to Section 14.92.a.(5) herein. Notwithstanding the  
21 foregoing, there shall be no limit to the allowable number of sheep,  
22 goats or cattle which may be temporarily grazed on any premises  
23 when the grazing is for the purpose of cleaning up unharvested  
24 crops, provided that such grazing is not conducted for more than  
25 four weeks in any six month period and that the total number of  
26 sheep, goats or cattle permanently kept on the premises does not  
27 exceed the maximum allowed.
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1 (5) The non-commercial keeping, raising or boarding of horses, cattle,  
2 sheep and goats on lots 20,000 square feet or larger and 100 feet in  
3 width, provided they are kept not less than 50 feet from any  
4 dwelling units other than a dwelling unit located on the same lot.  
5 The number of such animals is not to exceed five (5) animals per  
6 gross acre of all the land available. The provisions of this section  
7 apply to mature breeding stock, maintenance stock and similar farm  
8 stock, and shall not apply to the offspring thereof, if such offspring  
9 are being kept solely for sale, marketing or slaughtering prior to the  
10 age of maturity. In all cases the allowable number of animals per  
11 acre shall be rounded to the nearest whole number.

12 (6) Future Farmers of America or 4-H projects.

13 (7) Outside storage of materials, such as irrigation equipment and  
14 farming machinery, is allowed as an accessory use with no limit  
15 provided the materials are used in conjunction with a farm.  
16 Otherwise, the outside storage of materials is allowed as an  
17 accessory use on lots smaller than one-half acre provided the  
18 amount is limited to 100 square feet with a maximum height of six  
19 feet and is allowed as an accessory use on lots one-half acre or  
20 larger provided the amount is limited to 200 square feet with a  
21 maximum height of six feet.

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

25 (1) In addition to the principal dwelling, an additional one family  
26 dwelling may be permitted for each ten acres of a farm. Any such  
27 additional dwelling shall be located on a lot being farmed and may  
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1 be occupied by the owner, operator or employee of the farming  
2 operation as a one family dwelling provided that:

- 3 a) The dwelling is not rented or offered for lease.
- 4 b) The dwelling is located not less than 50 feet from any lot  
5 line.
- 6 c) The dwelling is screened from view from the front lot line by  
7 shrubs or trees.
- 8 d) The arrangement of the dwelling, sanitary facilities and  
9 utilities conforms with all requirements of law including  
10 requirements of the County Public Health Department and  
11 the County Building and Safety Department.
- 12 e) The total number of such additional dwellings for any farm  
13 shall not exceed four.

14 (2) A temporary stand for the display and sale of agricultural products  
15 of any authorized use that are produced on the lot where such stand  
16 is located or are produced on contiguous lots owned or leased by the  
17 owner or occupant of the premises. The temporary stand shall be  
18 operated by the producer of the agricultural products. The duration  
19 of sales from the temporary stand shall not exceed a period of three  
20 continuous months or a total of six months during any calendar year.  
21 The stand shall not exceed 300 square feet and shall not include any  
22 permanent building or structure. Off-street parking shall be  
23 provided as required in Section 18.12 of Ordinance No. 348, except  
24 that no paving shall be required.

25 (3) Cottage Inn provided the use is conducted within a one family  
26 dwelling unit, is secondary to the principal use of the one family  
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1 dwelling as a residence and employs no more than two persons who  
2 are not residents of the one family dwelling.

3 (4) Class I, II and V winery.

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

7 (1) Farm labor camp.

8 (2) Class VI winery.

9 d. Wine Country Clustered subdivision that complies with Ordinance No. 460  
10 and the development standards set forth in the WC-W zone.

11 SECTION 14.93. DEVELOPMENT STANDARDS.

12 a. General Standards. The following development standards shall apply to all  
13 uses and development in the WC-W Zone, except for residential tract and  
14 parcel maps tentatively approved prior to the effective date of Ordinance No.  
15 348.4729. Such maps shall comply with the development standards of their  
16 previous zoning classifications in Ordinance No. 348.

17 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
18 minimum lot size shall be 20 gross acres. On flag lots, the minimum lot  
19 size shall be determined by excluding that portion of a lot that is used  
20 solely for access to the portion of a lot used as a building site.

21 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions,  
22 lots shall have a minimum average width of two hundred feet (200').

23 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
24 minimum average lot depth shall be two hundred feet (200').

25 (4) SETBACKS. The following setback requirements shall apply.

26 a. The minimum front setback for buildings and structures shall  
27 be fifty feet (50') from the property line.  
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- b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
- c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
- d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site 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 where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site 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 where the minimum setback requirement shall be one hundred feet (100').
- f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one

1 hundred feet (100'), except when the site is located next to  
2 Rancho California Road, Monte De Oro Road, Anza Road,  
3 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
4 Borel Road, Butterfield Stage Road, Calle Contento Road,  
5 Camino Del Vino Road, and Highway 79 South where the  
6 minimum setback requirement shall be three hundred feet  
7 (300').

8 g. The minimum road right of way setback for all winery  
9 buildings and structures shall be fifty feet (50'), except when  
10 the site is located next to Rancho California Road, Monte De  
11 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
12 Portola Road, Buck Road, Borel Road, Butterfield Stage  
13 Road, Calle Contento Road, Camino Del Vino Road, and  
14 Highway 79 South where the minimum setback requirement  
15 shall be one hundred feet (100').

16 (5) HABITABLE STORIES. The number of habitable stories above a  
17 building's lowest above ground finished floor shall not exceed two  
18 (2).

19 (6) HEIGHT.

20 a. The maximum height for a building shall not exceed thirty  
21 feet (30'), except where the project design incorporates  
22 terraced lots, then the maximum height of the building shall  
23 not exceed forty feet (40') when measured from the lowest  
24 finished graded pad. Architectural elements such as spires,  
25 minarets, chimneys or similar structures may exceed the  
26 prescribed height limits where such structures do not provide  
27 additional floor space.  
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1 b. The maximum height for a structure shall not exceed fifty  
2 feet (50'), unless a greater height is approved pursuant to  
3 Section 18.34 of this ordinance. In no event, however, shall a  
4 structure exceed seventy-five feet (75') in height, unless a  
5 variance is approved pursuant to Section 18.27 of this  
6 ordinance.

7 (7) Site layouts and building designs shall minimize noise impacts on  
8 surrounding properties and comply with Ordinance No. 847.

9 (8) Drainage channels shall be constructed to avoid undermining or  
10 eroding the roadbed.

11 (9) Curbs, gutters and streetlights shall be constructed in accordance  
12 with Temecula Valley Wine Country Design Guidelines.

13 (10) Site layout and design shall be consistent with existing and planned  
14 recreational trails and bike paths set forth in the Riverside County  
15 General Plan and the Temecula Valley Wine Country Design  
16 Guidelines.

17 (11) All utilities shall be installed underground except electrical lines  
18 rated at 33kV or greater which may be installed above ground.

19 (12) All exterior lighting shall comply with applicable requirements of  
20 Ordinance Nos. 655 and 915.

21 (13) All exterior lighting, including spotlights, floodlights, electric  
22 reflectors and other means of illumination for signs, structures,  
23 landscaping, parking, loading, unloading and similar areas, shall be  
24 focused, directed, and arranged to prevent glare and direct  
25 illumination of streets or adjoining properties.

1 (14) On-site advertising signs shall be consistent with Temecula Valley  
2 Wine Country Design Guidelines and comply with all applicable  
3 County signage requirements.

4 (15) All residential developments shall record a Right-to-Farm covenant,  
5 pursuant to Ordinance No. 625 to protect the vineyard uses from  
6 residential encroachment and conflicting land uses.

7 b. Wine Country Clustered Subdivision Development Standards

8 In addition to the General Standards, the following standards shall apply to  
9 wine country clustered subdivisions in the WC-W Zone:

10 (1) Site layout and design shall be consistent with the Temecula Valley  
11 Wine Country Design Guidelines to maximize unique site  
12 characteristics including, but not limited to, the natural topography,  
13 scenic vistas, soil quality and drainage patterns.

14 (2) The minimum residential lot size shall be one (1) gross acre.

15 (3) Prior to tentative approval of an applicable subdivision map, at least  
16 seventy five percent (75%) of net project area shall be set-aside for  
17 planting vineyards through production lots or deed restriction.

18 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
19 issuance of the building permit for the first dwelling unit and the  
20 remaining twenty five percent (25%) prior to final inspection for the  
21 first dwelling unit.

22 (5) A wine country clustered subdivision consisting of forty (40) gross  
23 acres or more shall provide at least one (1) production lot.

24 (6) A wine country clustered subdivision that includes a production lot  
25 of at least 25 gross acres may have a Class I winery.  
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- (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area.
- (8) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (9) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas.
- (10) Wine Country Clustered Subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

c. Special Occasion Facility Standards. In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (2) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside

1 County General Plan and the Temecula Valley Wine Country  
2 Design Guidelines.

3 (4) No amplified sound shall be permitted outdoors, unless an exception  
4 to Ordinance No. 847 has been applied for and approved.

5 (5) All special occasion facilities shall conduct a noise study or an  
6 acoustical analysis if an outdoor facility is proposed. Based on such  
7 study or analysis, the Planning Director may require as a condition  
8 of approval that the project applicant enter into a good neighbor  
9 agreement with the surrounding neighbors.

10 (6) Outside storage areas and the material therein shall be screened with  
11 structures or landscaping.

12 (7) All roof mounted mechanical equipment shall be screened from the  
13 ground elevation view to minimum sight distance of thirteen  
14 hundred twenty feet (1,320').

15 d. Lodging Facility Standards. In addition to the General Standards, the  
16 following standards shall apply to all lodging facilities in the WC-W zone:

17 (1) A maximum of two (2) guest rooms or guest suites per gross acre  
18 shall be permitted for a lodging facility.

19 (2) Buildings and structures shall be designed in a rural, equestrian or  
20 wine country theme consistent with the Temecula Valley Wine  
21 Country Design Guidelines.

22 (3) Loading, trash, and service areas shall be screened by structures or  
23 landscaping and shall be located and designed in such a manner as  
24 to minimize noise and odor impacts to adjacent properties.

25 (4) Automobile parking spaces shall comply with Section 18.12 of  
26 Ordinance No. 348 and shall be consistent with the rural standards  
27 of the Temecula Valley Wine Country Policy Area of the Riverside  
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1 County General Plan and the Temecula Valley Wine Country  
2 Design Guidelines.

3 (5) Outside storage areas and the material therein shall be screened with  
4 structures or landscaping.

5 (6) All roof mounted mechanical equipment shall be screened from the  
6 ground elevation view to a minimum sight distance of thirteen  
7 hundred twenty feet (1,320').

8 e. Winery Standards. In addition to the General Standards, the following  
9 standards shall apply to all wineries in the WC-W zone:

10 (1) A total of seventy-five percent (75%) of the net project area shall be  
11 planted in vineyards prior to issuance of certificate of occupancy or  
12 final inspection, whichever occurs first. Fifty percent (50%) of the  
13 vineyard requirement shall be planted prior to issuance of building  
14 permit for the winery.

15 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
16 percent (15%) of the net project area may include the planting of  
17 olive trees and the remaining sixty percent (60%) of the net project  
18 area shall be planted in vineyards.

19 (3) The seventy-five (75%) planting requirement shall not include water  
20 features, natural or manmade lakes or the planting of grapevines in  
21 parking lots, but may include planting in the road right of way as  
22 may be approved by the Director of Transportation or his designee.

23 (4) Vineyards used to meet the above planting requirement shall have a  
24 minimum average density of 450 vines per acre. Olive trees used to  
25 meet the above planting requirement shall have a minimum average  
26 density of 100 olive trees per acre.  
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- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) The grapes utilized in wine production and retail wines sales shall meet the following minimum requirement: 75% shall be grown in Riverside County, except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
- (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine shall be produced on the winery's premises.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission.
- (12) A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner.
- (13) A Class VI Winery shall be at least six thousand (6,000) square feet and shall produce at least fourteen thousand (14,000) gallons of

1 wine annually as determined by the County Agricultural  
2 Commissioner.

3 (14) Prior to the issuance of a building permit for any incidental  
4 commercial use, the winery shall be constructed.

5 (15) Prior to the issuance of a certificate of occupancy for any incidental  
6 commercial use, the winery shall be operational.

7 (16) Buildings and structures shall be designed in a rural, equestrian or  
8 wine country theme consistent with the Temecula Valley Wine  
9 Country Design Guidelines.

10 (17) Automobile parking spaces shall comply with Section 18.12 of  
11 Ordinance No. 348 and shall be consistent with the rural standards  
12 of the Temecula Valley Wine Country Policy Area of the Riverside  
13 County General Plan and the Temecula Valley Wine Country  
14 Design Guidelines.

15 (18) Loading, trash, and service areas shall be screened by structures or  
16 landscaping and shall be located and designed in such a manner as  
17 to minimize noise and odor impacts to adjacent properties.

18 (19) Outside storage areas shall be screened from view by structures or  
19 landscaping.

20 (20) All roof mounted mechanical equipment shall be screened from the  
21 ground elevation view to a minimum sight distance of thirteen  
22 hundred twenty feet (1,320').

23 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING  
24 (WC-WE) ZONE.

25 a. ALLOWED USES for the twenty-nine (29) existing wineries as set forth in  
26 Figure 4a of the Wine Country Policy Area attached hereto:

27 (1) One-family dwelling.  
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- (2) Cottage Industry provided activities are limited to knitting, basket making, sewing, quilting, pottery, scrap booking and cooking classes or services; no more than one full-time employee engages in cottage industry activities on site at any one time; no more than 10 customers visit the site at any given time; no customer lodging occurs on site without an approved Cottage Inn, Bed and Breakfast Inn or Country Inn.
  - (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance.
  - (4) The systematic rotation of animals for grazing is allowed so long as the total number of animals does not exceed the maximum allowed pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep, goats or cattle which may be temporarily grazed on any premises when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period and that the total number of sheep, goats or cattle permanently kept on the premises does not exceed the maximum allowed.
  - (5) The non-commercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling units other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per



1 gross acre of all the land available. The provisions of this subsection  
2 apply to mature breeding stock, maintenance stock and similar farm  
3 stock, and shall not apply to the offspring thereof, if such offspring  
4 are being kept solely for sale, marketing or slaughtering prior to the  
5 age of maturity. In all cases the allowable number of animals per  
6 acre shall be rounded to the nearest whole number.

7 (6) Future Farmers of America or 4-H projects.

8 (7) Outside storage of materials, such as irrigation equipment and  
9 farming machinery, is allowed as an accessory use with no limit  
10 provided the materials are used in conjunction with a farm.  
11 Otherwise, the outside storage of materials is allowed as an  
12 accessory use on lots smaller than one-half acre provided the  
13 amount is limited to 100 square feet with a maximum height of six  
14 feet and is allowed as an accessory use on lots one-half acre or  
15 larger provided the amount is limited to 200 square feet with a  
16 maximum height of six feet.

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

20 (1) In addition to the principal dwelling, an additional one family  
21 dwelling may be permitted for each ten acres of a farm. Any such  
22 additional dwelling shall be located on a lot being farmed and may  
23 be occupied by the owner, operator or employee of the farming  
24 operation as a one family dwelling provided that:

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

26 b. The dwelling is located not less than 50 feet from any lot  
27 line.  
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- c. The dwelling is screened from view from the front lot line by shrubs or trees.
- d. The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
- e. The total number of such additional dwellings for any farm shall not exceed four.

(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The temporary stand shall be operated by the producer of the agricultural products. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.

(3) Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.

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

- a. Bed and Breakfast Inn;

1 b. Spa and cooking school only in conjunction with a Bed and  
2 Breakfast Inn.

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

6 a. Special Occasion Facility or Country Inn;

7 b. Spa and cooking school in conjunction with a Country Inn

8 (6) Class I, II, III and IV winery.

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

12 (1) Farm Labor Camp

13 **SECTION 14.95. DEVELOPMENT STANDARDS.**

14 a. **General Standards.** The following standards shall apply to all uses and  
15 development in the WC-WE Zone, except for residential tract and parcel  
16 maps tentatively approved prior to the effective date of Ordinance No.  
17 348.4729. Such maps shall comply with the development standards of their  
18 previous zoning classifications in Ordinance No. 348:

19 (1) **LOT SIZE,** The minimum lot size shall be 20 gross acres. On flag lots,  
20 the minimum lot size shall be determined by excluding that portion of a  
21 lot that is used solely for access to the portion of a lot used as a  
22 building site.

23 (2) **LOT WIDTH.** Lots shall have a minimum average width of two  
24 hundred feet (200').

25 (3) **LOT DEPTH.** The minimum average lot depth shall be 100 feet.

26 (4) **SETBACKS.** The following setback requirements shall apply.  
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- a. The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.
- b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
- c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
- d. The minimum road right of way setback for buildings and structures shall be fifty feet (50') from the road right of way, except when the site 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 where the minimum road right of way setback requirement shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall fifty feet (50'), except when the site 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 where the minimum setback requirement shall be one hundred feet (100').

f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site 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 where the minimum setback requirement shall be three hundred feet (300').

g. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site 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 where the minimum setback requirement shall be one hundred feet (100').

(5) HABITABLE STORIES. The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2).

(6) HEIGHT.

a. The maximum height for a building shall not exceed thirty feet (30'), except where the project design incorporates terraced lots then the maximum height of the building shall not exceed forty feet (40') when measured from the lowest

1 finished graded pad. Architectural elements such as spires,  
2 minarets, chimneys or similar structures may exceed the  
3 prescribed height limits where such structures do not provide  
4 additional floor space.

5 b. The maximum height for a structure shall not exceed fifty  
6 feet (50'), unless a greater height is approved pursuant to  
7 Section 18.34 of this ordinance. In no event, however, shall a  
8 structure exceed seventy-five (75') in height, unless a  
9 variance is approved pursuant to Section 18.27 of this  
10 ordinance.

11 (7) Site layouts and building designs shall minimize noise impacts on  
12 surrounding properties and comply with Ordinance No. 847.

13 (8) Drainage channels shall be constructed to avoid undermining or  
14 eroding the roadbed.

15 (9) Curbs, gutters and streetlights shall be constructed in accordance  
16 with Temecula Valley Wine Country Design Guidelines.

17 (10) Site layout and design shall be consistent with existing and planned  
18 recreational trails and bike paths set forth in the General Plan and  
19 the Temecula Valley Wine Country Design Guidelines.

20 (11) All utilities shall be installed underground except electrical lines  
21 rated at 33kV or greater which may be installed above ground.

22 (12) All exterior lighting shall comply with applicable requirements of  
23 Ordinance Nos. 655 and 915.

24 (13) All exterior lighting, including spotlights, floodlights, electric  
25 reflectors and other means of illumination for signs, structures,  
26 landscaping, parking, loading, unloading and similar areas, shall be  
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1 focused, directed, and arranged to prevent glare and direct  
2 illumination of streets or adjoining property.

3 (14) On-site advertising signs shall be consistent with Temecula Valley  
4 Wine Country Design Guidelines and comply with all applicable  
5 County signage requirements.

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

9 b. Special Occasion Facility Standards. In addition to the General Standards,  
10 the following standards shall apply to all special occasion facilities in the  
11 WC-WE zone:

12 (1) Buildings and structures shall be designed in a rural, equestrian or  
13 wine country theme consistent with the Temecula Valley Wine  
14 Country Design Guidelines.

15 (2) Loading, trash, and service areas shall be screened by structures or  
16 landscaping and shall be located and designed in such a manner as  
17 to minimize noise and odor impacts to adjacent properties.

18 (3) Automobile parking spaces shall comply with Section 18.12 of  
19 Ordinance No. 348 and shall be consistent with the rural standards  
20 of Temecula Valley Wine Country Policy Area of the Riverside  
21 County General Plan and the Temecula Valley Wine Country  
22 Design Guidelines.

23 (4) No amplified sound shall be permitted, except when an exception to  
24 Ordinance No. 847 has been applied for and approved.

25 (5) All special occasion facilities shall conduct a noise study or an  
26 acoustical analysis if an outdoor facility is proposed. Based on such  
27 study or analysis, the Planning Director may require as a condition  
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1 of approval that the project applicant enter into a good neighbor  
2 agreement with the surrounding neighbors.

3 (6) Outside storage areas and the material therein shall be screened with  
4 structures or landscaping.

5 (7) All roof mounted mechanical equipment shall be screened from the  
6 ground elevation view to minimum sight distance of thirteen  
7 hundred twenty feet (1,320').

8 c. Lodging Facility Standards. In addition to the General Standards, the  
9 following standards shall apply to all lodging facilities in the WC-WE zone:

10 (1) A maximum of two (2) guest rooms or guest suites per gross acre  
11 shall be permitted for a lodging facility.

12 (2) Buildings and structures shall be designed in a rural, equestrian or  
13 wine country theme consistent with the Temecula Valley Wine  
14 Country Design Guidelines.

15 (3) Loading, trash, and service areas shall be screened by structures or  
16 landscaping and shall be located and designed in such a manner as  
17 to minimize noise and odor impacts to adjacent properties.

18 (4) Automobile parking spaces shall comply with Section 18.12 of  
19 Ordinance No. 348 and shall be consistent with the rural standards  
20 of the Temecula Valley Wine Country Policy Area of the Riverside  
21 County General Plan and the Temecula Valley Wine Country  
22 Design Guidelines.

23 (5) Outside storage areas and the material therein shall be screened with  
24 structures or landscaping.

25 (6) All roof mounted mechanical equipment shall be screened from the  
26 ground elevation view to a minimum sight distance of thirteen  
27 hundred twenty feet (1,320').  
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1 d. Winery Standards. In addition to the General Standards, the following  
2 standards shall apply to all wineries in the WC-WE zone:

3 (1) A total of seventy-five percent (75%) of the net project area shall be  
4 planted in vineyards prior to issuance of certificate of occupancy or  
5 final inspection, whichever occurs first. Fifty percent (50%) of the  
6 vineyard requirement shall be planted prior to issuance of building  
7 permit for the winery.

8 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
9 percent (15%) of the net project area may include the planting of  
10 olive trees and the remaining sixty percent (60%) of the net project  
11 area shall be planted in vineyards.

12 (3) The seventy-five (75%) planting requirement shall not include water  
13 features, natural or manmade lakes or the planting of grapevines in  
14 parking lots, but may include planting in the road right of way as  
15 may be approved by the Director of Transportation or his designee.

16 (4) Vineyards used to meet the above planting requirement shall have a  
17 minimum average density of 450 vines per acre. Olive trees used to  
18 meet the above planting requirement shall have a minimum average  
19 density of 100 olive trees per acre.

20 (5) The seventy-five (75%) planting requirement shall be maintained for  
21 the life of the permit.

22 (6) No amplified sound shall be permitted outdoors, unless an exception  
23 to Ordinance No. 847 has been applied for and approved.

24 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
25 shall obtain all applicable permits or licenses required by the  
26 California Department of Beverage Control.  
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- (8) The grapes utilized in wine production and retail wines sales shall meet the following minimum requirement: 75% shall be grown in Riverside County, except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
- (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine must be produced on the winery's premises.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) Class II, III and IV Wineries shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
- (12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
- (13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.
- (14) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (15) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

- 1 (16) Loading, trash, and service areas shall be screened by structures or  
2 landscaping and shall be located and designed in such a manner as  
3 to minimize noise and odor impacts to adjacent properties.  
4 (17) Outside storage areas shall be screened from view by structures or  
5 landscaping.  
6 (18) All roof mounted mechanical equipment shall be screened from the  
7 ground elevation view to a minimum sight distance of thirteen  
8 hundred twenty feet (1,320').

9 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)  
10 ZONE.

11 a. ALLOWED USES. The following uses are allowed:

- 12 (1) One-family dwelling.  
13 (2) Cottage Industry provided activities are limited to knitting, basket  
14 making, sewing, quilting, pottery, scrap booking and cooking  
15 classes or services; no more than one full-time employee engages in  
16 cottage industry activities on site at any one time; no more than 10  
17 customers visit the site at any given time; no customer lodging  
18 occurs on site without an approved Cottage Inn, Bed and Breakfast  
19 Inn or Country Inn.  
20 (3) Class I Equestrian Establishment provided the facility's average  
21 daily visitor trips do not exceed one hundred (100) per day.  
22 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,  
23 orchards, aviaries, apiaries, field crops, tree crops, berry and bush  
24 crops, vegetable, flower and herb gardening on a commercial scale. The  
25 drying, packing (other than canning), freezing and other accepted  
26 methods of processing the produce resulting from such allowed uses,  
27 when such processing is primarily in conjunction with a farming  
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1 operation and further provided that the permanent buildings and  
2 structures used in conjunction with such processing operations are set  
3 back a minimum of fifty feet (50') from any lot line.

4 (5) The noncommercial keeping or raising of not more than 12 mature  
5 female crowing fowl on lots from 20,000 square feet to 40,000 square  
6 feet. The noncommercial keeping or raising of not more than 50 mature  
7 female crowing fowl and ten mature male crowing fowl on lots 40,000  
8 square feet or larger

9 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats  
10 including the grazing and supplementary feeding of such animals,  
11 provided they are kept, fed and maintained a minimum of 50 feet from  
12 any property line. The maximum number of animals allowed, except  
13 for sheep and goats, shall be five (5) per acre of the total area of the  
14 premises. The maximum number of sheep or goats shall be 15 per acre  
15 of the total area of the premises. The provisions of this subsection apply  
16 to mature breeding stock, maintenance stock and similar farm stock,  
17 and shall not apply to the offspring thereof, if such offspring are being  
18 kept solely for sale, marketing or slaughtering prior to the age of  
19 maturity. In all cases the allowable number of animals per acre shall be  
20 rounded to the nearest whole number.

21 (7) The systematic rotation of animals for grazing is allowed so long as the  
22 total number of animals does not exceed the maximum allowed  
23 pursuant to Section 14.96.a.(6) herein. Notwithstanding the foregoing,  
24 there shall be no limit to the allowable number of sheep which may be  
25 temporarily grazed on any premises when the grazing is for the purpose  
26 of cleaning up unharvested crops, provided that such grazing is not  
27 conducted for more than four weeks in any six month period and that  
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1 the total number of sheep permanently kept on the premises does not  
2 exceed the maximum allowed.

3 (8) Poultry (excluding crowing fowl) and rabbits for the use of the  
4 occupants of the premises only. All poultry and rabbits shall be kept in  
5 an enclosed area located not less than 50 feet from any lot line.

6 (9) On lots 20,000 square feet or larger, the noncommercial keeping,  
7 raising or breeding of guinea pigs, parakeets, chinchillas, or other  
8 similar small fowl or animals (excluding crowing fowl and mink),  
9 provided that all such uses are kept and maintained in an enclosed area  
10 located not less than 50 feet from any lot line.

11 (10) On lots of not less than 20,000 square feet or larger, the noncommercial  
12 keeping or raising of not more than two (2) miniature pigs.

13 (11) Farms or facilities for the selective or experimental breeding and  
14 raising of horses, cattle, sheep, and goats subject to the limitations  
15 set forth in subsection a.(6) herein.

16 (12) Future Farmers of America or 4-H projects.

17 (13) Outside storage of materials, such as irrigation equipment and  
18 farming machinery, is allowed as an accessory use with no limit  
19 provided the materials are used in conjunction with a farm.  
20 Otherwise, the outside storage of materials is allowed as an  
21 accessory use on lots smaller than one-half acre provided the  
22 amount is limited to 100 square feet with a maximum height of six  
23 feet and is allowed as an accessory use on lots one-half acre or  
24 larger provided the amount is limited to 200 square feet with a  
25 maximum height of six feet.

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

4 (1) In addition to the principal dwelling, an additional one family  
5 dwelling may be permitted for each ten acres of a farm. Any such  
6 additional dwelling shall be located on a lot being farmed and may  
7 be occupied by the owner, operator or employee of the farming  
8 operation as a one family dwelling provided that:

- 9 a) The dwelling is not rented or offered for lease.  
10 b) The dwelling is located not less than 50 feet from any lot  
11 line.  
12 c) The dwelling is screened from view from the front lot line by  
13 shrubs or trees.  
14 d) The arrangement of the dwelling, sanitary facilities and  
15 utilities conforms with all requirements of law including  
16 requirements of the County Public Health Department and  
17 the County Building and Safety Department.  
18 e) The total number of such additional dwellings for any farm  
19 shall not exceed four.

20 (2) A temporary stand for the display and sale of agricultural products  
21 of any authorized use that are produced on the lot where such stand  
22 is located or are produced on contiguous lots owned or leased by the  
23 owner or occupant of the premises. The temporary stand shall be  
24 operated by the producer of the agricultural products. The duration  
25 of sales from the temporary stand shall not exceed a period of three  
26 continuous months or a total of six months during any calendar year.  
27 The stand shall not exceed 300 square feet and shall not include any  
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1 permanent building or structure. Off-street parking shall be  
2 provided as required in section 18.12 of Ordinance No. 348, except  
3 that no paving shall be required.

4 (3) Cottage Inn provided the use is conducted within a one family  
5 dwelling unit, is secondary to the principal use of the one family  
6 dwelling as a residence and employs no more than two persons who  
7 are not residents of the one family dwelling.

8 (4) Class I, II winery

9 (5) A Class II Equestrian Establishment that includes one or more of the  
10 following appurtenant and incidental equestrian uses only in  
11 conjunction with an established onsite equine land and a minimum  
12 parcel size of ten (10) gross acres:

- 13 a. Petting Zoo;
- 14 b. Polo-grounds;
- 15 c. Horse show facility

16 (6) A Class II Equestrian Establishment that includes one or more of the  
17 following appurtenant and incidental equestrian uses only in  
18 conjunction with an established onsite equine land and a minimum  
19 parcel size of twenty (20) gross acres:

- 20 a. Petting Zoo;
- 21 b. Polo-grounds;
- 22 c. Horse show facility;
- 23 d. Western style store, such as but not limited to, saddle and  
24 harness shop, tack shop, feed and grain store, custom-crafted  
25 equestrian goods shop; and
- 26 e. Delicatessen or restaurant; drive thru restaurants shall not be  
27 permitted.

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

5 (1) Farm labor camp.

6 (2) A Class II Equestrian Establishment that includes one or more of the  
7 following appurtenant and incidental equestrian uses only in  
8 conjunction with an established onsite equine land and a minimum  
9 parcel size of fifty (50) gross acres:

10 a. Petting Zoo;

11 b. Polo-grounds;

12 c. Horse show facility;

13 d. Western style store, such as but not limited to, saddle and  
14 harness shop, tack shop, feed and grain store, custom-crafted  
15 equestrian goods shop;

16 e. Delicatessen or restaurant; drive thru restaurants shall not be  
17 permitted;

18 f. Horse racing track or rodeo arena;

19 g. Animal hospital that provides temporary boarding facilities  
20 for the purposes of boarding sick or injured animals.

21 (3) A Class II Equestrian Establishment that includes one or more of the  
22 following appurtenant and incidental equestrian uses only in  
23 conjunction with an established onsite equine land and a minimum  
24 parcel size of hundred (100) gross acres:

25 a. Petting Zoo;

26 b. Polo-grounds;

27 c. Horse show facility;

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- d. Equine equipment, service and supply store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop;
- e. Delicatessen or restaurant; drive thru restaurants shall not be permitted;
- f. Horse racing track or rodeo arena;
- g. Animal hospital that provides temporary boarding facilities for the purposes of boarding sick or injured animals;
- h. Special Occasion Facility

SECTION 14.97. DEVELOPMENT STANDARDS.

a. General Standards. The following standards shall apply to all uses and development in the WC-E Zone:

- (1) LOT SIZE. The minimum lot size shall be 10 gross acres. On flag lots, the minimum lot size shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- (2) LOT WIDTH. Lots shall have a minimum average width of two hundred feet (200').
- (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- (4) SETBACKS. The following setback requirements shall apply.
  - a. The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.
  - b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
  - c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.

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d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site 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 where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.

e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site 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 where the minimum setback requirement shall be one hundred feet (100').

f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site 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,

1 Camino Del Vino Road, and Highway 79 South where the  
2 minimum setback requirement shall be three hundred feet  
3 (300').

4 g. The minimum road right of way setback for all winery  
5 buildings and structures shall be fifty feet (50'), except when  
6 the site is located next to Rancho California Road, Monte De  
7 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
8 Portola Road, Buck Road, Borel Road, Butterfield Stage  
9 Road, Calle Contento Road, Camino Del Vino Road, and  
10 Highway 79 South where the minimum setback requirement  
11 shall be one hundred feet (100').

12 (5) HABITABLE STORIES. The number of habitable stories above a  
13 building's lowest above ground finished floor shall not exceed two  
14 (2).

15 (6) HEIGHT.

16 a. The maximum height for a building shall not exceed thirty  
17 feet (30'), except where the project design incorporates  
18 terraced lots, then the maximum height of a building shall  
19 not exceed forty feet (40') when measured from the lowest  
20 finished graded pad. Architectural elements such as spires,  
21 minarets, chimneys or similar structures may exceed the  
22 prescribed height limits where such structures do not provide  
23 additional floor space

24 b. The maximum height for a structure shall exceed fifty feet  
25 (50') in height, unless a greater height is approved pursuant  
26 to Section 18.34 of this ordinance. In no event, however,  
27 shall a structure exceed seventy-five (75') feet in height,  
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1 unless a variance is approved pursuant to Section 18.27 of  
2 this ordinance.

3 (7) Site layouts and building designs shall minimize noise impacts on  
4 surrounding properties and comply with Ordinance No. 847.

5 (8) Drainage channels shall be constructed to avoid undermining or  
6 eroding the roadbed.

7 (9) Site layout and design shall be consistent with existing and planned  
8 recreational trails and bike paths set forth in the General Plan and  
9 the Temecula Valley Wine Country Design Guidelines.

10 (10) All utilities shall be installed underground except electrical lines  
11 rated at 33kV or greater which may be installed above ground.

12 (11) All exterior lighting shall comply with applicable requirements of  
13 Ordinance Nos. 655 and 915.

14 (12) All exterior lighting, including spotlights, floodlights, electric  
15 reflectors and other means of illumination for signs, structures,  
16 landscaping, parking, loading, unloading and similar areas, shall be  
17 focused, directed, and arranged to prevent glare and direct  
18 illumination of streets or adjoining property.

19 (13) On-site advertising signs shall be consistent with Temecula Valley  
20 Wine Country Design Guidelines and comply with all applicable  
21 County signage requirements.

22 (14) All residential developments shall record a Right-to-Farm covenant,  
23 pursuant to Ordinance No. 625 to protect the vineyard and equine  
24 uses from residential encroachment and conflicting land uses.

25 b. Special Occasion Facility Standards. In addition to the General Standards,  
26 the following standards shall apply to all special occasion facilities in the  
27 WC-E zone:  
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- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
  - (2) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
  - (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
  - (4) No amplified sound shall be permitted outdoors, except for the following:
    - a. Polo grounds;
    - b. Horse racing track;
    - c. Rodeo arena; or
    - d. An Exception to Ordinance No. 847 has been applied for and approved
  - (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
  - (6) Outside storage areas and the material therein shall be screened with structures or landscaping.

1 (7) All roof mounted mechanical equipment shall be screened from the  
2 ground elevation view to minimum sight distance of thirteen  
3 hundred twenty feet (1,320').

4 c. Class II Equestrian Establishment Standards. In addition to the General  
5 Standards, the following standards shall apply to all Class II Equestrian  
6 Establishments in the WC-E zone:

7 (1) At least seventy-five percent (75%) of the net project area shall be  
8 set-aside for permanent equine lands prior to issuance of certificate  
9 of occupancy or final inspection for the Class II Equestrian  
10 Establishment, whichever occurs first.

11 (2) Buildings and structures shall be designed in a rural, equestrian or  
12 wine country theme consistent with the Temecula Valley Wine  
13 Country Design Guidelines and in a manner that provides a sanitary  
14 and healthful environment for the horses.

15 (3) Automobile parking spaces shall comply with Section 18.12 of this  
16 ordinance and shall be consistent with the rural standards of the  
17 Temecula Valley Wine Country Policy Area of the Riverside  
18 County General Plan and the Temecula Valley Wine Country  
19 Design Guidelines.

20 (4) Corrals, exercise rings, arenas, and any other disturbed soil area  
21 shall be regularly watered or otherwise treated to prevent the  
22 emanation of dust.

23 (5) Manure disposal shall be managed to discourage breeding grounds  
24 for flies and pests.

25 (6) If on-site composting can be achieved, the compost area shall be  
26 sited at least fifty feet (50') from waterways and hundred feet (100')  
27 from any property line.  
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d. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-E zone:

- (1) 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. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.

- (8) The grapes utilized in wine production and retail wines sales shall meet the following minimum requirement: 75% shall be grown in Riverside County, except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
- (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine must be produced on the winery's premises.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
- (12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
- (13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.
- (14) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (15) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.



- 1 (16) Loading, trash, and service areas shall be screened by structures or  
2 landscaping and shall be located and designed in such a manner as  
3 to minimize noise and odor impacts to adjacent properties.  
4 (17) Outside storage areas shall be screened from view by structures or  
5 landscaping.  
6 (18) All roof mounted mechanical equipment shall be screened from the  
7 ground elevation view to a minimum sight distance of thirteen  
8 hundred twenty feet (1,320').

9 SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)  
10 ZONE.

11 a. ALLOWED USES. The following uses are allowed:

- 12 (1) One-family dwelling.  
13 (2) Cottage Industry provided activities are limited to knitting, basket  
14 making, sewing, quilting, pottery, scrap booking and cooking  
15 classes or services; no more than one full-time employee engages in  
16 cottage industry activities on site at any one time; no more than 10  
17 customers visit the site at any given time; no customer lodging  
18 occurs on site without an approved Cottage Inn, Bed and Breakfast  
19 Inn or Country Inn.  
20 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
21 herb gardening; orchards; apiaries; the drying, processing and  
22 packing (other than canning) of fruits, nuts, vegetables and other  
23 horticultural products where such drying, processing or packing in  
24 conjunction with an agricultural operation or an incidental  
25 commercial use as defined in this ordinance.  
26 (4) The systematic rotation of animals for grazing is allowed so long as the  
27 total number of animals does not exceed the maximum allowed  
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1 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,  
2 there shall be no limit to the allowable number of sheep, goats or cattle  
3 which may be temporarily grazed on any premises when the grazing is  
4 for the purpose of cleaning up unharvested crops, provided that such  
5 grazing is not conducted for more than four weeks in any six month  
6 period and that the total number of sheep, goats or cattle permanently  
7 kept on the premises does not exceed the maximum allowed.

8 (5) The noncommercial keeping, raising or boarding of horses, cattle,  
9 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
10 width, provided they are kept not less than 50 feet from any  
11 dwelling unit other than a dwelling unit located on the same lot. The  
12 number of such animals is not to exceed five (5) animals per gross  
13 acre of all the land available. The provisions of this subsection apply  
14 to mature breeding stock, maintenance stock and similar farm stock,  
15 and shall not apply to the offspring thereof, if such offspring are being  
16 kept solely for sale, marketing or slaughtering prior to the age of  
17 maturity. In all cases the allowable number of animals per acre shall be  
18 rounded to the nearest whole number.

19 (6) Farms or establishments for the selective or experimental breeding  
20 and raising of horses, cattle, sheep, and goats subject to the  
21 limitations set forth in section a.(5) herein.

22 (7) Future Farmers of America or 4-H projects.

23 (8) Outside storage of materials, such as irrigation equipment and  
24 farming machinery, is allowed as an accessory use with no limit  
25 provided the materials are used in conjunction with a farm.  
26 Otherwise, the outside storage of materials is allowed as an  
27 accessory use on lots smaller than one-half acre provided the  
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1 amount is limited to 100 square feet with a maximum height of six  
2 feet and is allowed as an accessory use on lots one-half acre or  
3 larger provided the amount is limited to 200 square feet with a  
4 maximum height of six feet.

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

8 (1) In addition to the principal dwelling, an additional one family  
9 dwelling may be permitted for each ten acres of a farm. Any such  
10 additional dwelling shall be located on a lot being farmed and may  
11 be occupied by the owner, operator or employee of the farming  
12 operation as a one family dwelling provided that:

- 13 a. The dwelling is not rented or offered for lease.  
14 b. The dwelling is located not less than 50 feet from any lot  
15 line.  
16 c. The dwelling is screened from view from the front lot line by  
17 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  
27 the owner or occupant of the premises. The temporary stand shall  
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1 be operated by the producer of the agricultural products. The  
2 duration of sales from the temporary stand shall not exceed a period  
3 of three continuous months or a total of six months during any  
4 calendar year. The stand shall not exceed 300 square feet and shall  
5 not include any permanent building or structure. Off-street parking  
6 shall be provided as required in Section 18.12 of Ordinance No. 348,  
7 except that no paving shall be required.

8 (3) Cottage Inn provided the use is conducted within a one family  
9 dwelling unit, is secondary to the principal use of the one family  
10 dwelling as a residence and employs no more than two persons who  
11 are not residents of the one family dwelling

12 (4) Class I, II winery.

13 c. Wine Country Clustered subdivision that complies with Ordinance No. 460  
14 and the development standards set forth in the WC-R zone.

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16 SECTION 14.99. DEVELOPMENT STANDARDS.

17 a. General Standards. The following standards shall apply to all uses and  
18 development in the WC-R Zone, except for residential tract and parcel maps  
19 tentatively approved prior to the effective date of Ordinance No. 348.4729.  
20 Such maps shall comply with the development standards of their previous  
21 zoning classifications in Ordinance No. 348:

22 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
23 minimum lot size shall be 5 gross acres. On flag lots, the minimum lot  
24 size shall be determined by excluding that portion of a lot that is used  
25 solely for access to the portion of a lot used as a building site.

26 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots  
27 shall have a minimum average width of two hundred feet (200').  
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- (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the minimum average lot depth shall be 100 feet.
  - (4) SETBACKS. The following setback requirements shall apply.
    - a. The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.
    - b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
    - c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
    - d. The minimum road right of way setback for all buildings and structures shall be fifty feet (50'), except when the site 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 where the minimum setback requirement shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
    - e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site 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,

1 Butterfield Stage Road, Calle Contento Road, Camino Del  
2 Vino Road, and Highway 79 South where the minimum  
3 setback requirement shall be one hundred feet (100').

4 f. The minimum road right of way setback for all winery  
5 buildings and structures shall be fifty feet (50'), except when  
6 the site is located next to Rancho California Road, Monte De  
7 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
8 Portola Road, Buck Road, Borel Road, Butterfield Stage  
9 Road, Calle Contento Road, Camino Del Vino Road, and  
10 Highway 79 South where the minimum setback requirement  
11 shall be one hundred feet (100').

12 (5) HABITABLE STORIES. The number of habitable stories above a  
13 building's lowest above ground finished floor shall not exceed two  
14 (2).

15  
16 (6) HEIGHT.

17 a. The maximum height for a building shall not exceed thirty  
18 feet (30'), except when the project design incorporates  
19 terraced lots, then the maximum height of the building shall  
20 not exceed forty feet (40') when measured from the lowest  
21 finished graded pad. Architectural elements such as spires,  
22 minarets, chimneys or similar structures may exceed the  
23 prescribed height limits where such structures do not provide  
24 additional floor space.

25 b. The maximum height for a structure shall not exceed fifty  
26 feet (50') in height, unless a greater height is approved  
27 pursuant to Section 18.34 of this ordinance. In no event,  
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1                   b.     Wine Country Clustered Subdivision Development Standards.

2                   In addition to the General Standards, the following standards shall apply to  
3                   wine country clustered subdivision in the WC-R Zone:

- 4                   (1)     Site layout and design shall be consistent with the Temecula Valley  
5                   Wine Country Design Guidelines to maximize unique site  
6                   characteristics including, but not limited to, the natural topography,  
7                   scenic vistas, soil quality and drainage patterns.
- 8                   (2)     The minimum residential lot size shall be one (1) gross acre.
- 9                   (3)     Prior to tentative approval of an applicable subdivision map, at least  
10                  seventy five percent (75%) of net project area shall be set-aside for  
11                  planting vineyards through production lots or deed restriction.
- 12                  (4)     Fifty percent (50%) of the set-aside area shall be planted prior to  
13                  issuance of the building permit for the first dwelling unit and  
14                  remaining twenty five percent (25%) prior to finalization of the  
15                  building permit for the first dwelling unit.
- 16                  (5)     A wine country clustered subdivision consisting of forty (40) gross  
17                  acres or more shall provide at least one (1) production lot.
- 18                  (6)     A wine country clustered subdivision that includes a production lot  
19                  of at least 25 gross acres may have a Class I winery.
- 20                  (7)     Set-aside areas shall be maintained for production of grapes in  
21                  perpetuity by any of the following: property owner's association,  
22                  home owner's association or County Service Area.
- 23                  (8)     On-site improvements for production lots and deed restricted areas  
24                  including, but not limited to, lighting, ingress and egress shall be  
25                  limited to improvements necessary to maintain the production lots  
26                  and deed restricted areas.



1 (9) On-site improvements for clustered lots including, but not limited to,  
2 roads, signage, parking, street furniture and exterior lighting shall be  
3 consistent with the Temecula Valley Wine Country Design  
4 Guidelines and comply with all applicable County signage  
5 requirements.

6 (10) Wine Country Clustered subdivisions shall include an established  
7 on-site vineyard and comply with Ordinance No. 460.

8 c. Winery Standards. In addition to the General Standards, the following  
9 standards shall apply to all wineries in the WC-R zone:

10 (1) A total of seventy-five percent (75%) of the net project area shall be  
11 planted in vineyards prior to issuance of certificate of occupancy or  
12 final inspection, whichever occurs first. Fifty percent (50%) of the  
13 vineyard requirement shall be planted prior to issuance of building  
14 permit for the winery.

15 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
16 percent (15%) of the net project area may include the planting of  
17 olive trees and the remaining sixty percent (60%) of the net project  
18 area shall be planted in vineyards.

19 (3) The seventy-five (75%) planting requirement shall not include water  
20 features, natural or manmade lakes or the planting of grapevines in  
21 parking lots, but may include planting in the road right of way as  
22 may be approved by the Director of Transportation or his designee.

23 (4) Vineyards used to meet the above planting requirement shall have a  
24 minimum average density of 450 vines per acre. Olive trees used to  
25 meet the above planting requirement shall have a minimum average  
26 density of 100 olive trees per acre.  
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- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) The grapes utilized in wine production and retail wines sales shall meet the following minimum requirement: 75% shall be grown in Riverside County, except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
- (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine must be produced on the winery's premises.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
- (12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
- (13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.



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Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By: \_\_\_\_\_  
Chairman

ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
November 26, 2013

By: Karin Watts-Bazan  
KARIN WATTS-BAZAN  
Principal Deputy County Counsel

MPC:mdk  
11/26/13  
G:\PROPERTY\MDUSEK\MPC\FINAL CLEAN WCCP ZONING ORDINANCE WITHOUT PC RECOMMENDATIONS 11-26-13.DOC



The following documents were modified to be consistent with the modified Ordinance No. 348.4729:

1. Proposed Southwest Area Plan (SWAP) Policies
2. Southwest Area Plan Figure 4: SWAP Proposed Overlays and Policy Area, Figure 4A: Proposed Temecula Valley Wine Country Policy Area With Districts, Proposed Temecula Valley Wine Country Proposed Trails and Bikeway System and Figure 8: SWAP Proposed Trails and Bikeway System



## County of Riverside General Plan

Proposed Southwest Area Plan – GPA No. 1077 – November 2013 DRAFT



### 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.*





## County of Riverside General Plan

### Proposed Southwest Area Plan – GPA No. 1077 – November 2013 DRAFT

- SWAP 1.3 Permit Class I Wineries ~~production wineries~~ on 5 to 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 are grown or raised within the county; and
  - The winery facility shall be less than 1,500 square feet.
- SWAP 1.4 Permit Class II Wineries ~~commercial wineries~~ with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:*
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production are grown or raised within the county; and
  - The winery facility shall at least produce 3,500 gallons of wine annually.
- 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 (29) existing wineries that were adopted prior to [adoption date] and are 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 commercial wineries as defined in the implementing zones.*

*Winery District Overlay*

*The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.*

*SWAP 1.12 Allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.*

*SWAP 1.13 The Winery District Overlay is within the area depicted on Figure 4A.*

*SWAP 1.14 When developing under the Rural Community-Estate Density Residential land use designation, the following provisions apply:*

- a. Allow land uses consistent with the Rural Community-Estate Density Residential land use designation.*
- b. The minimum density shall be one dwelling unit per two (2) acres.*
- c. Proposed uses and related development standards shall be implemented through the Rural Agriculture (R-A) zone with a minimum lot size of two acres.*
- d. The provisions of the Temecula Valley Wine Country Policy Area do not apply.*

*SWAP 1.15 When developing under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area the following provision shall apply.*

- a. Allow land uses consistent with the Wine Country-Winery District.*
- b. The minimum density shall be one dwelling unit per ten acres.*
- c. Proposed uses and related development standards shall be implemented through Wine Country-Winery (WC-W) Zone.*
- d. The provisions of the Rural Community-Estate Density Residential land use designation do not apply.*

*SWAP 1.16 Require that adequate water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use and development.*

*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*



~~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.~~

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

*SWAP 1.18 Permit incidental commercial uses such as western style 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 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.*

*SWAP 1.20 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 lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.~~

~~Policies:~~



# County of Riverside General Plan

## Proposed Southwest Area Plan – GPA No. 1077 – November 2013 DRAFT

~~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.~~

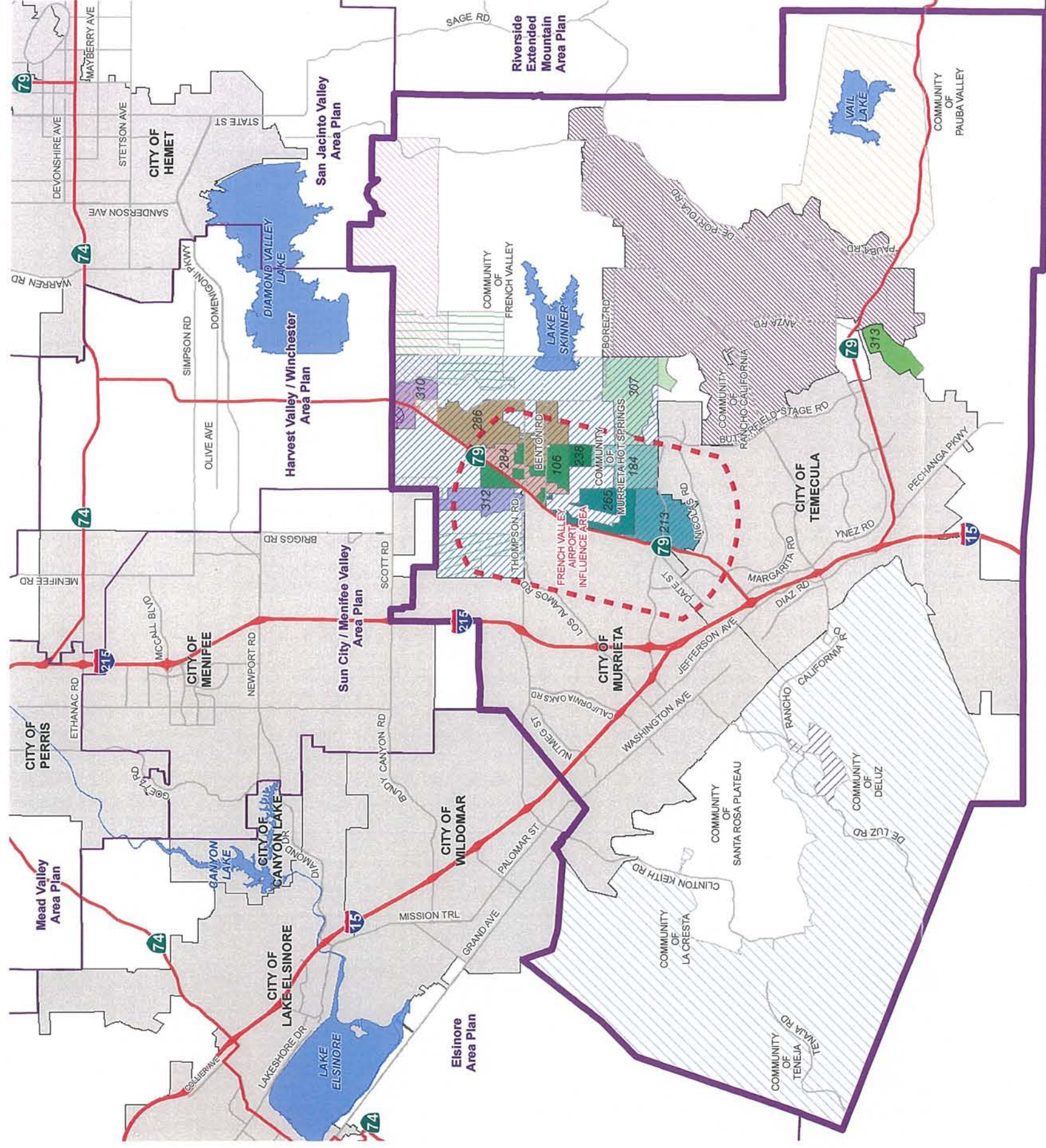
\*Remember the SWAP policies accordingly.

**Table 2: Statistical Summary of the Southwest Area Plan**

LAND USE	STATISTICAL CALCULATIONS <sup>1</sup>			
	Acreage	Dwelling Units	Population	Employment
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
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.				
<b>OVERLAYS &amp; POLICY AREAS</b>				
<b>OVERLAYS</b>				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
<i>Winery District Overlay</i>	<i>112</i>	<i>39</i>	<i>118</i>	<i>0</i>
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
<b>Total Area Subject to Overlay</b>	<b>171</b>	<b>317</b>	<b>954</b>	<b>400</b>
	<b>283</b>	<b>356</b>	<b>1,072</b>	
<b>POLICY AREAS</b>				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
<i>Citrus Vineyard</i>	<i>7,576</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Valle De Los Caballos</i>	<i>2,913</i>	<i>---</i>	<i>---</i>	<i>---</i>
<i>Temecula Valley Wine Country</i>	<i>17,955</i>	<i>---</i>	<i>---</i>	<i>---</i>
	<i>17,937</i>	<i>---</i>	<i>---</i>	<i>---</i>
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	---	---	---
<b>Total Area Within Policy Areas</b>	<b>95,181</b>			
	<b>103,682</b>			
	<b>102,629</b>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS</b>	<b>95,352</b>			
	<b>103,853</b>			
	<b>102,912</b>			

**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


















-  Temecula Valley Wine Country Policy Area
-  Community Development Overlay
-  Community Center Overlay
-  Diamond Valley Lake Policy Area
-  Highway 79 Policy Area
-  Keller Road South Side Policy Area
-  Leon/Keller Policy Area
-  North Skinner Policy Area
-  Santa Rosa Plateau Policy Area
-  Sections 25/36 Policy Area
-  Vail Lake Policy Area
-  Walker Basin Policy Area
-  Area Plan Boundary
-  Highways
-  Waterbodies
-  City Boundary
-  Specific Plans

Figure 4

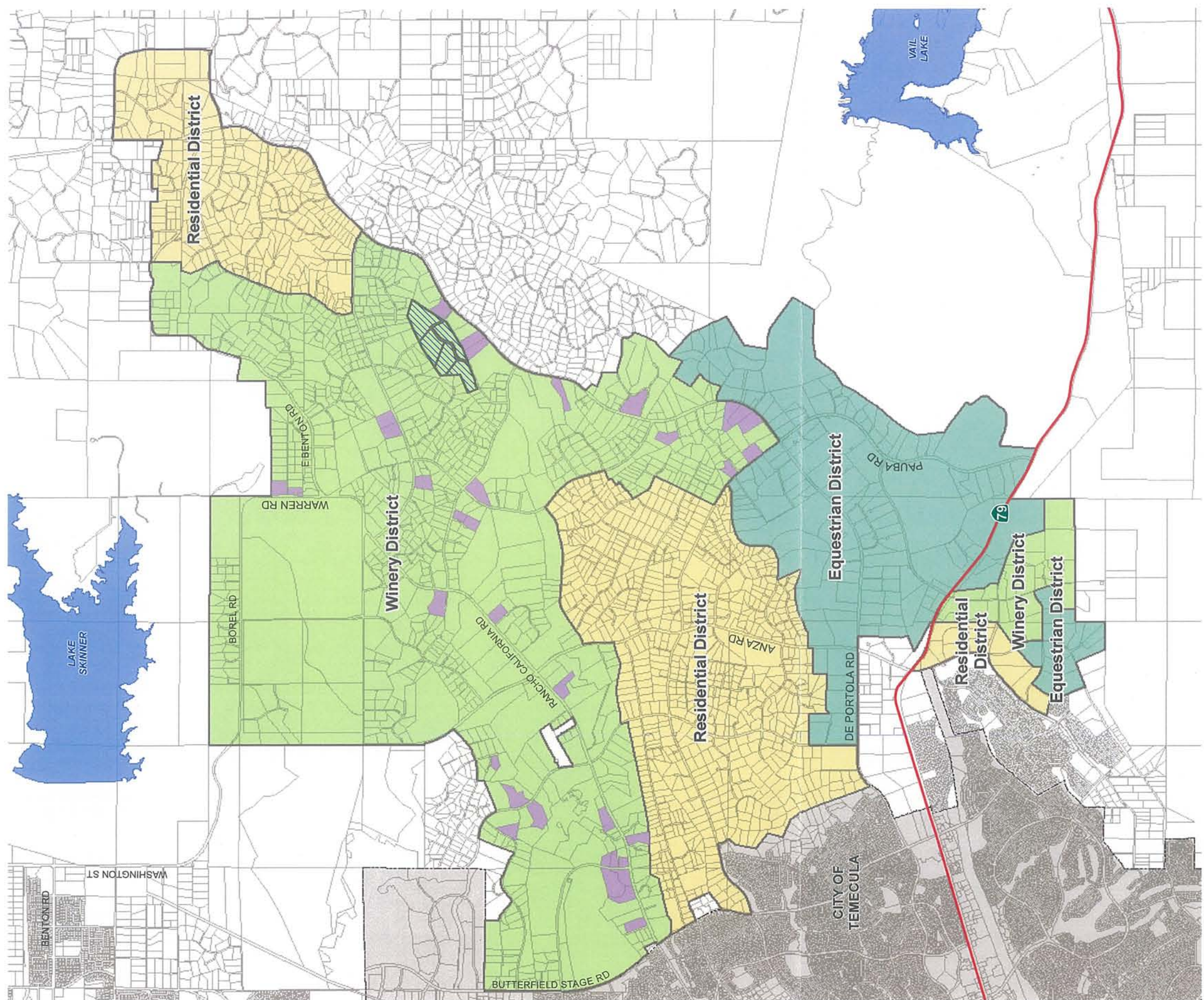
August 27, 2013



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



**SOUTHWEST AREA PLAN  
PROPOSED OVERLAYS  
AND POLICY AREAS**



Data Source: Riverside County 2011

- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

October 10, 2013

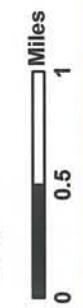
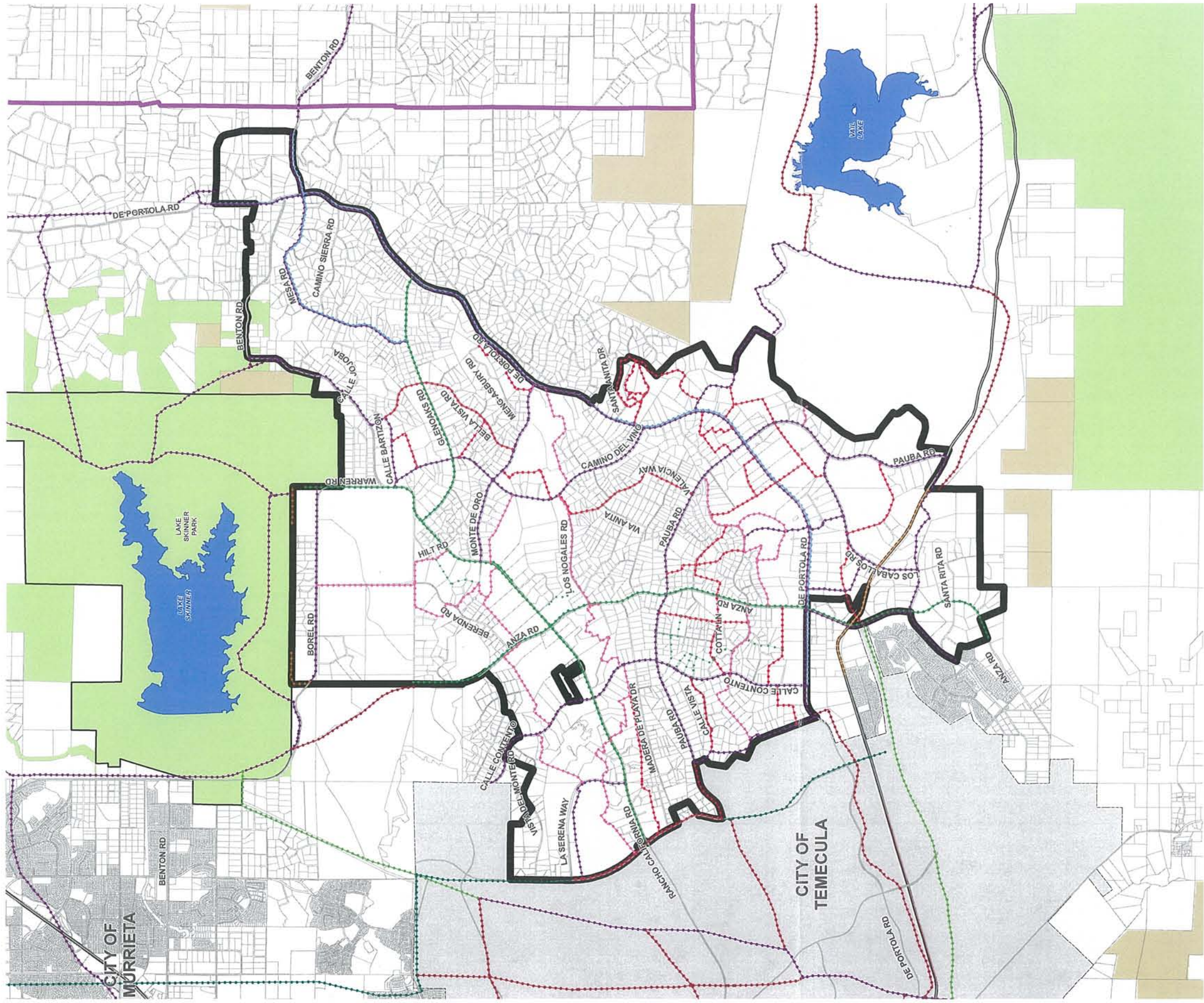


Figure 4A

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**PROPOSED TEMECULA VALLEY  
WINE COUNTRY POLICY AREA  
WITH DISTRICTS**





Data Source: Riverside County Parks

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

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on October 12, 2011. The new design guidelines have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLM/Transportation and Planning Department, 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 of the County, 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.



October 24, 2013

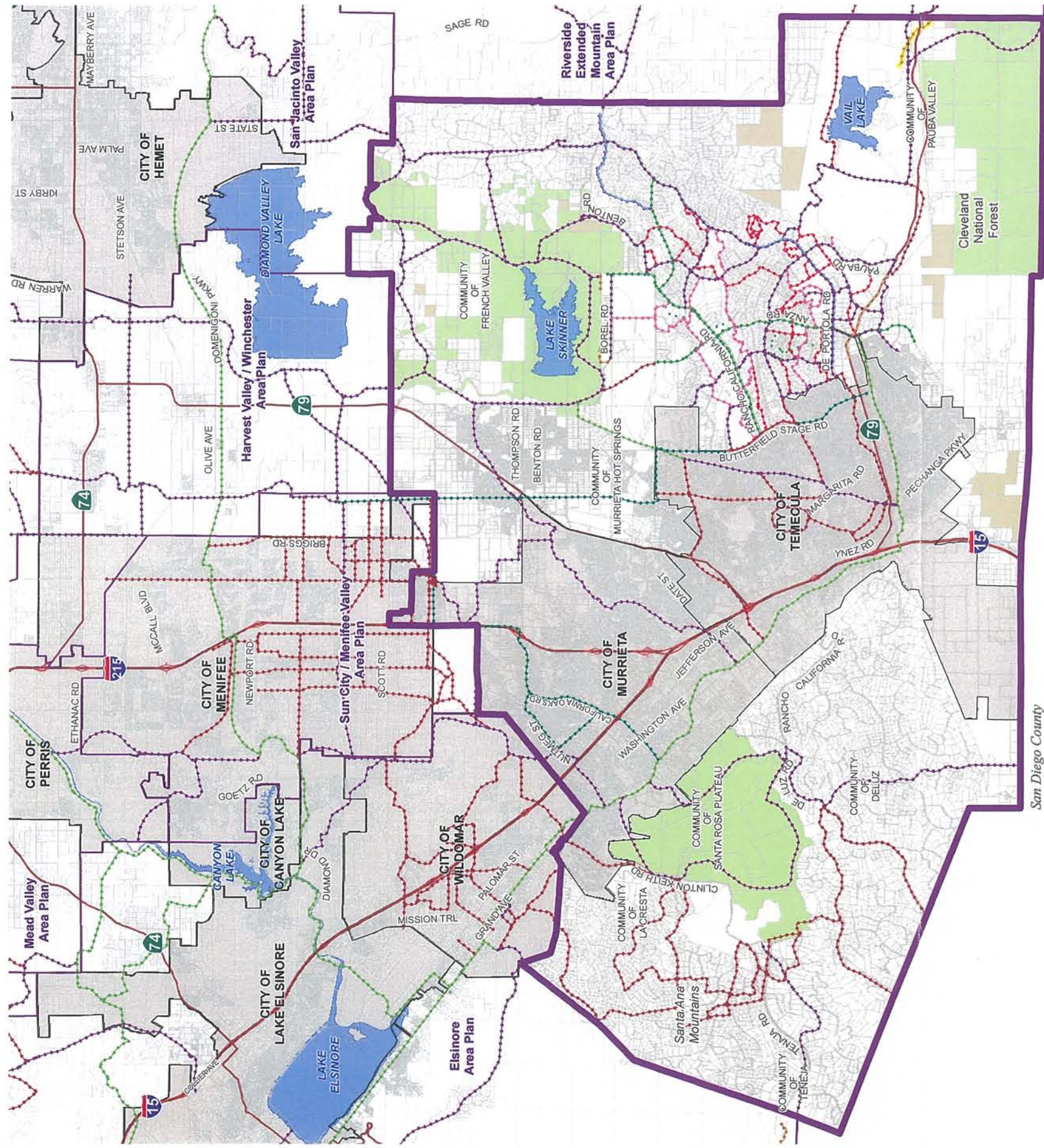


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## TEMECULA VALLEY WINE COUNTRY PROPOSED TRAILS AND BIKEWAY SYSTEM





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
- Area Plan Boundary
- Highways
- Waterbodies
- California Riding & Hiking Trail
- City Boundary
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on February 13, 2013. The Temecula Valley Wine Country Design Guidelines, which were adopted in 2008, have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Primarily Riverside County Regional Park and Open Space Districts, with assistance from Riverside County TUM (from information on planning documents, 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 areas 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 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 connection. For more information, please contact the appropriate city for all information about that city's existing or planned trails and bikeway systems.

Figure 8

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

February 13, 2013



**SOUTHWEST AREA PLAN  
PROPOSED TRAILS AND  
BIKEWAY SYSTEM**

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (19.5% of the population).

There is a growing awareness of the need to address the needs of older people, and the Government has set out a strategy for the 21st century in the White Paper on *Ageing Better: A Strategy for the 21st Century* (Department of Health 1999).

The White Paper sets out a vision of a society in which older people are able to live well, and to contribute to their communities. It identifies a number of key areas for action, including:

• Improving the health and well-being of older people.

• Supporting older people to live independently in their own homes.

• Improving the services available to older people.

• Improving the lives of older people in care.

• Improving the lives of older people in the community.

The White Paper also sets out a number of key objectives for the 21st century, including:

• To ensure that older people are able to live well, and to contribute to their communities.

• To ensure that older people are able to live independently in their own homes.

• To ensure that older people are able to access the services they need.

• To ensure that older people in care are able to live well.

• To ensure that older people in the community are able to live well.

The White Paper also sets out a number of key actions for the 21st century, including:

• Improving the health and well-being of older people.

• Supporting older people to live independently in their own homes.

• Improving the services available to older people.

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The White Paper also sets out a number of key actions for the 21st century, including:

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• Supporting older people to live independently in their own homes.

• Improving the services available to older people.

## **Attachment E-1:**

Modification to General Plan Amendment No. 1077 to be consistent with  
Planning Commission's modifications to Ordinance No. 348.4729

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For Board of Supervisors consideration, the following documents were modified to be consistent with the Planning Commission's recommended Ordinance No. 348.4729 removal the area south of Highway 79 from the Project:

1. Proposed Southwest Area Plan (SWAP) Policies with Valle de los Caballos Policies intact
2. Southwest Area Plan Figure 4: SWAP Proposed Overlays and Policy Area, Figure 4A: Proposed Temecula Valley Wine Country Policy Area With Districts, Proposed Temecula Valley Wine Country Proposed Trails and Bikeway System and Figure 8: SWAP Proposed Trails and Bikeway System with the area south of Highway 79 removed





## 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

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.*



## County of Riverside General Plan

### Proposed Southwest Area Plan – GPA No. 1077 – November 2013 DRAFT

- SWAP 1.3 Permit Class I Wineries ~~production wineries~~ on 5 to 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 are grown or raised within the county; and*
  - The winery facility shall be less than 1,500 square feet.*
- SWAP 1.4 Permit Class II Wineries ~~commercial wineries~~ with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:*
- 75% of the project site is planted in vineyards;*
  - 75% of the grapes utilized in wine production are grown or raised within the county; and*
  - The winery facility shall at least produce 3,500 gallons of wine annually.*
- 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.*
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- 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 (29) existing wineries that were adopted prior to [adoption date] and are 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 commercial wineries as defined in the implementing zones.*

### **Winery District Overlay**

*The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.*

*SWAP 1.12 Allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.*

*SWAP 1.13 The Winery District Overlay is within the area depicted on Figure 4A.*

*SWAP 1.14 When developing under the Rural Community-Estate Density Residential land use designation, the following provisions apply:*

- a. Allow land uses consistent with the Rural Community-Estate Density Residential land use designation.*
- b. The minimum density shall be one dwelling unit per two (2) acres.*
- c. Proposed uses and related development standards shall be implemented through the Rural Agriculture (R-A) zone with a minimum lot size of two acres.*
- d. The provisions of the Temecula Valley Wine Country Policy Area do not apply.*

*SWAP 1.15 When developing under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area the following provision shall apply.*

- a. Allow land uses consistent with the Wine Country-Winery District.*
- b. The minimum density shall be one dwelling unit per ten acres.*
- c. Proposed uses and related development standards shall be implemented through Wine Country-Winery (WC-W) Zone.*
- d. The provisions of the Rural Community-Estate Density Residential land use designation do not apply.*

*SWAP 1.16 Require that adequate water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use and development.*

### **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*



~~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.~~

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

*SWAP 1.18 Permit incidental commercial uses such as western style 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 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.*

*SWAP 1.20 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*



# County of Riverside General Plan

Proposed Southwest Area Plan – GPA No. 1077 – November 2013 DRAFT



~~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 *on the south* and Highway 79 South ~~on the north on the south, 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 lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.



# County of Riverside General Plan

## Proposed Southwest Area Plan – GPA No. 1077 – November 2013 DRAFT

### 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.

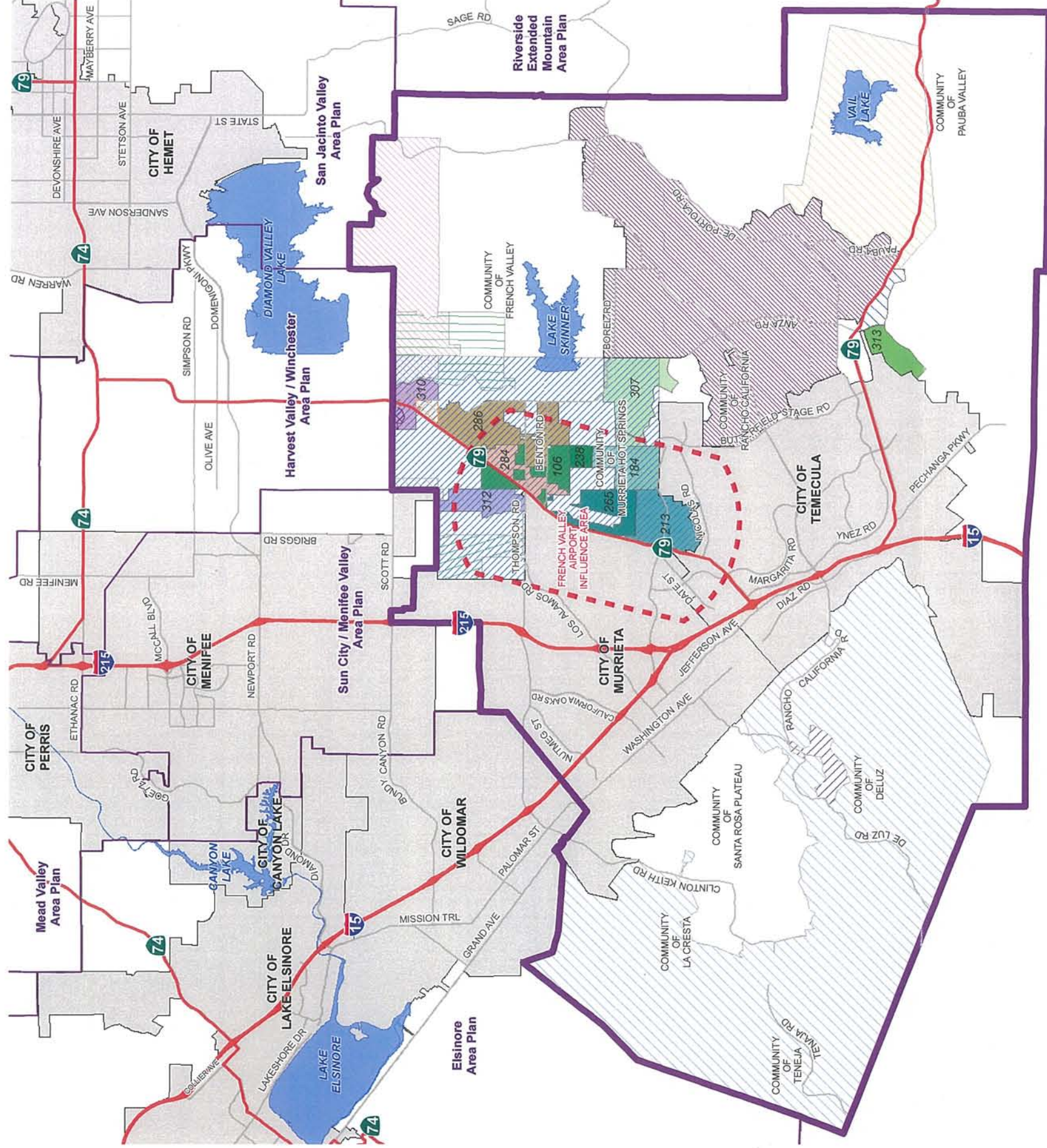
*\*Remember the SWAP policies accordingly.*

**Table 2: Statistical Summary of the Southwest Area Plan**


LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	Acreage	Dwelling Units	Population	Employment
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
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.				
<b>OVERLAYS &amp; POLICY AREAS</b>				
<b>OVERLAYS</b>				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
<i>Winery District Overlay</i>	<i>112</i>	<i>39</i>	<i>118</i>	<i>0</i>
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
<i>Total Area Subject to Overlay</i>	<i>171</i> <i>283</i>	<i>317</i> <i>356</i>	<i>954</i> <i>1,072</i>	<i>400</i>
<b>POLICY AREAS</b>				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
<i>Citrus Vineyard</i>	<i>7,576</i>	<i>---</i>	<i>---</i>	<i>---</i>
Valle De Los Caballos	<del>2,913</del> <i>312</i>	---	---	---
<i>Temecula Valley Wine Country</i>	<del>17,955</del> <i>17,937</i>	---	---	---
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	---	---	---
<i>Total Area Within Policy Areas</i>	<del>95,181</del> <del>103,682</del> <i>102,941</i>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS</b>	<del>95,352</del> <del>103,853</del> <i>103,224</i>			


**NOTES:**


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





Data Source: Riverside County


- 


Temecula Valley Wine Country Policy Area
- 


Valle De Los Caballos Policy Area
- 


Diamond Valley Lake Policy Area
- 


Highway 79 Policy Area
- 


Keller Road South Side Policy Area
- 


Leon/Keller Policy Area
- 


North Skinner Policy Area
- 


Santa Rosa Plateau Policy Area
- 


Sections 25/36 Policy Area
- 


Vail Lake Policy Area
- 


Walker Basin Policy Area
- 


Community Development Overlay
- 

Community Center Overlay
- 

Area Plan Boundary
- 

Highways
- 

Waterbodies
- 

City Boundary
- 

Specific Plans

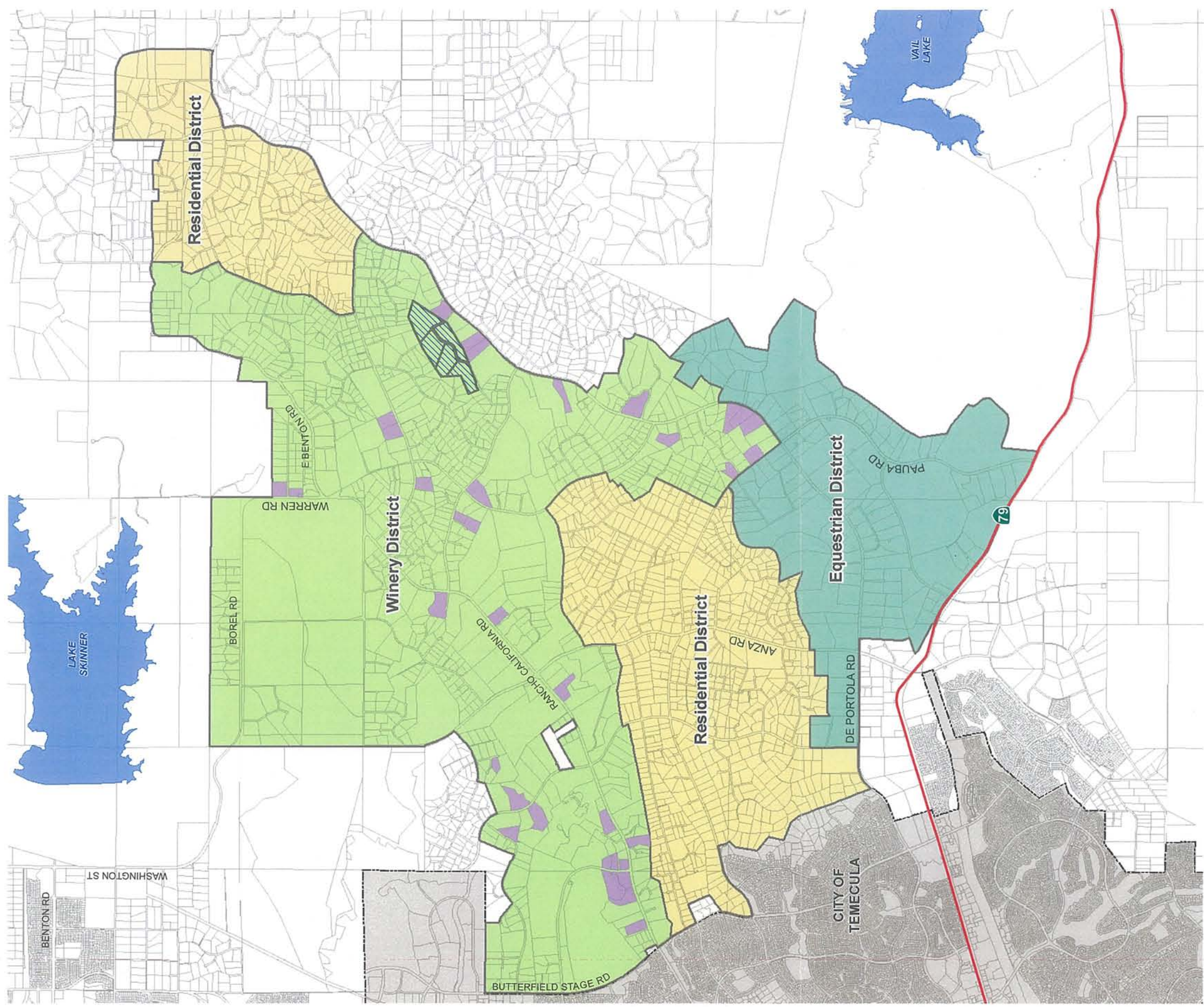
Figure 4

August 27, 2013



**SOUTHWEST AREA PLAN  
PROPOSED OVERLAYS  
AND POLICY AREAS**

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



Data Source: Riverside County 2011

- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

**Figure 4A**

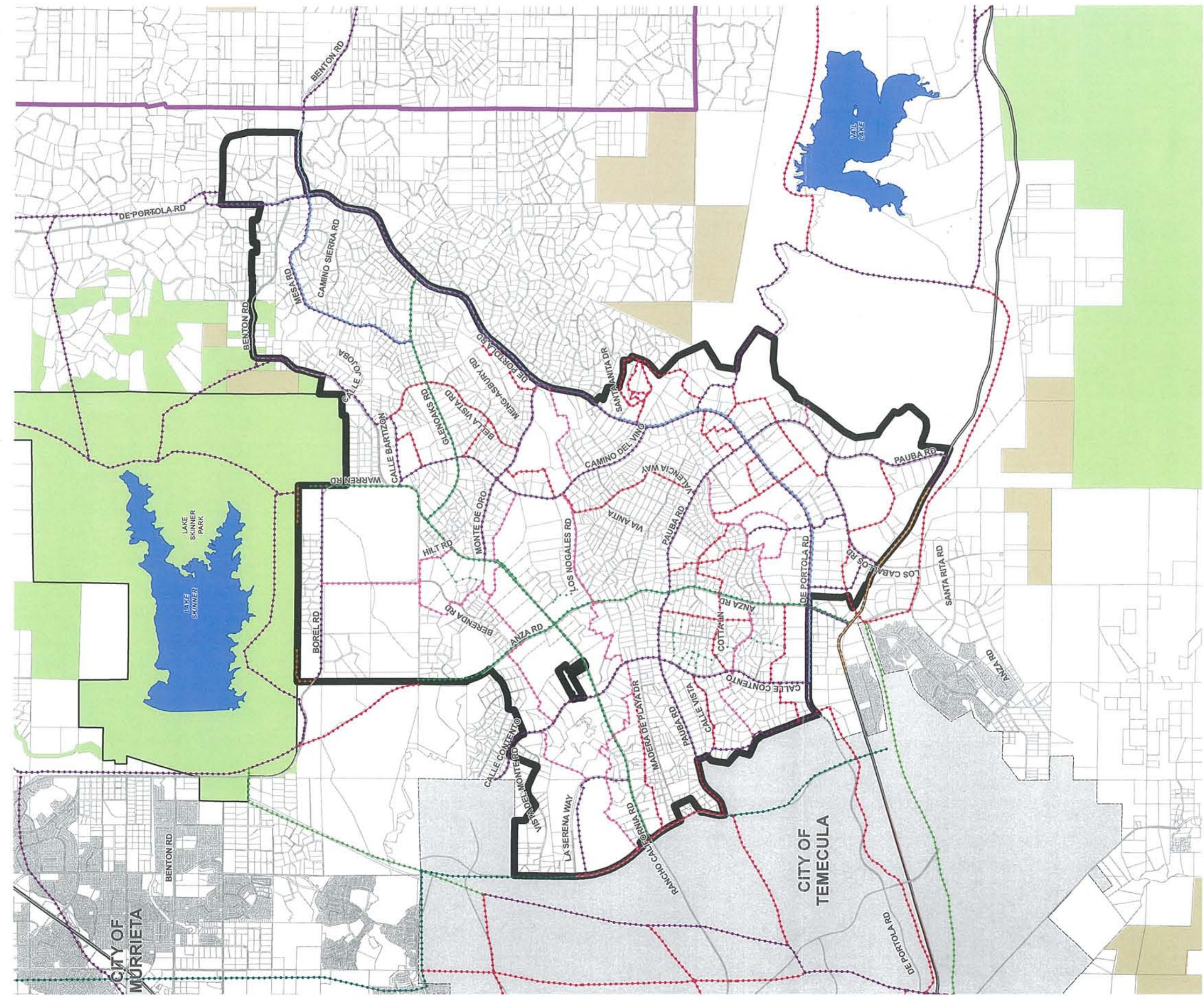
October 10, 2013

0 0.5 1 Miles

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**PROPOSED TEMECULA VALLEY WINE COUNTRY POLICY AREA WITH DISTRICTS**





Data Source: Riverside County Parks

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

**Note:** Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on October 15, 2013. The design guidelines for streetscape and signage for the wine country areas have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

**Data Source:** Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLM/Transportation and Planning Department, Riverside County Planning Department, Riverside County 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 Riverside County. The maps are not intended to be used for engineering or planning purposes. The maps 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 and unincorporated areas are shown in 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.

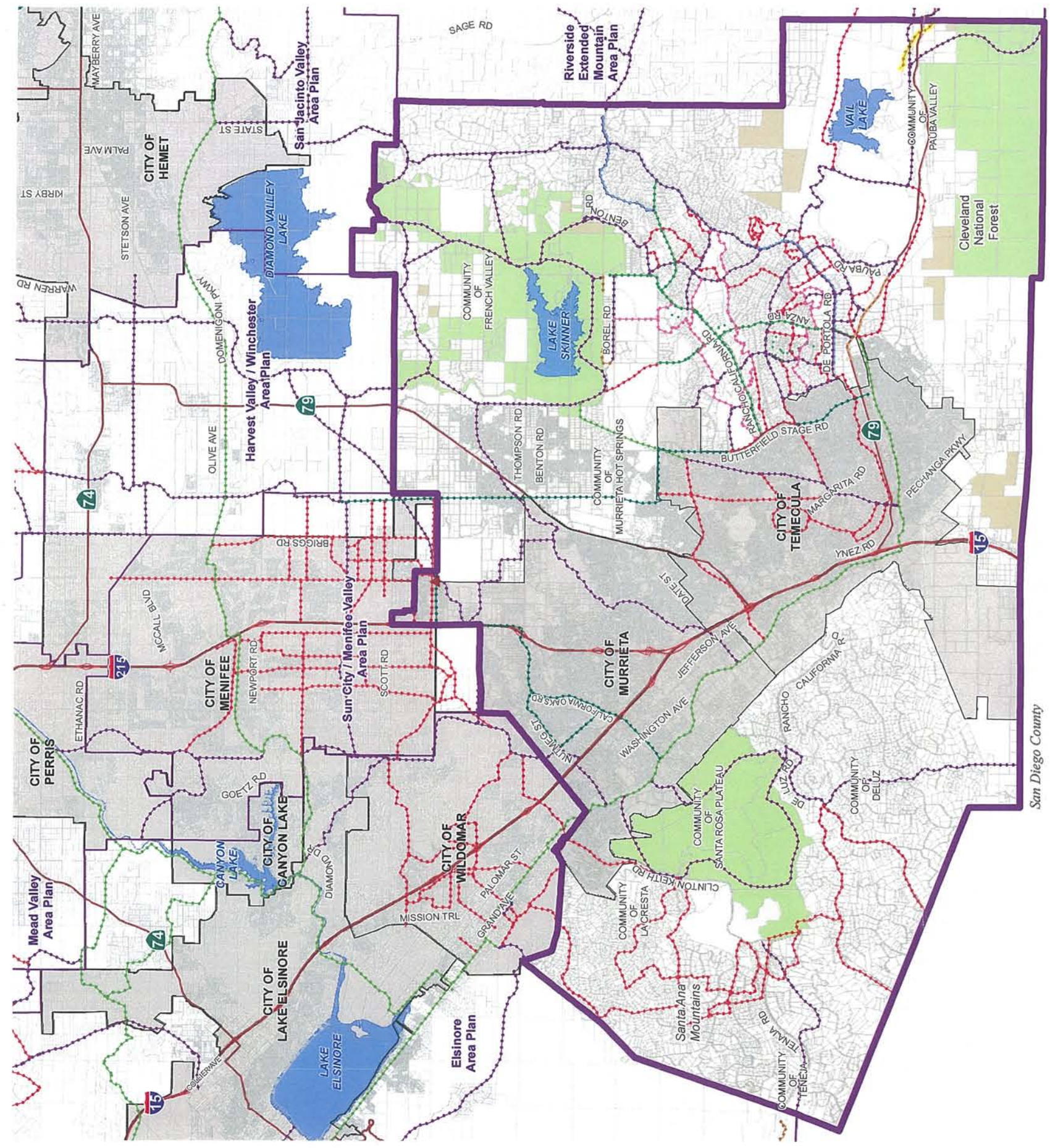
October 24, 2013



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## TEMECULA VALLEY WINE COUNTRY PROPOSED 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
- Area Plan Boundary
- Highways
- Waterbodies
- California Riding & Hiking Trail
- City Boundary
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

**Figure 8**

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Ordinances on December 14, 2010. As part of the implementation of these ordinances, the City of Riverside has incorporated the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Data Source: Riverside County Regional Park and Open Space District, 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 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, an arrow symbol is used to show the approximate location of the intended connection. The City of Riverside assumes no responsibility for all information about that city's existing or planned trails and bikeways systems.

February 13, 2013

0 2 4 Miles

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

**SOUTHWEST AREA PLAN  
PROPOSED TRAILS AND  
BIKEWAY SYSTEM**



the 1990s, the number of people with a disability in the United States has increased by 50% (U.S. Department of Health and Human Services, 2000). The increase in the number of people with a disability is due to a number of factors, including the aging of the population, the increasing prevalence of chronic diseases, and the increasing incidence of accidents and injuries (U.S. Department of Health and Human Services, 2000).

As the number of people with a disability increases, the need for accessible and usable information systems also increases. Information systems that are not accessible to people with a disability can be a barrier to their participation in society and the economy. Therefore, it is important to design information systems that are accessible to people with a disability.

One of the most important factors in designing accessible information systems is the user interface. The user interface is the part of the system that the user interacts with, and it is the most visible part of the system. Therefore, it is important to design the user interface so that it is accessible to people with a disability.

There are a number of factors that can affect the accessibility of the user interface. These factors include the type of disability, the severity of the disability, and the user's experience with the system. Therefore, it is important to consider these factors when designing the user interface.

One of the most common disabilities that affect the user interface is visual impairment. People with visual impairment may have difficulty seeing the text and graphics on the screen. Therefore, it is important to design the user interface so that it is accessible to people with visual impairment.

Another common disability that affects the user interface is hearing impairment. People with hearing impairment may have difficulty hearing the audio content of the system. Therefore, it is important to design the user interface so that it is accessible to people with hearing impairment.

Finally, people with physical disabilities may have difficulty interacting with the user interface. Therefore, it is important to design the user interface so that it is accessible to people with physical disabilities.

There are a number of techniques that can be used to design accessible user interfaces. These techniques include providing alternative text for images, providing captions for audio content, and providing keyboard shortcuts for mouse actions. Therefore, it is important to use these techniques when designing the user interface.

In conclusion, it is important to design information systems that are accessible to people with a disability. The user interface is the most visible part of the system, and it is important to design it so that it is accessible to people with a disability.

**Attachment F:**

Letters submitted to Planning Commission and Board of Supervisors for 12/03/13 BOS Hearing

**Letters to Planning Commission and Board of Supervisors 12/03/13**

**Additional letters since September 24, 2013**

<b>Date Received</b>	<b>From</b>	<b>Affiliation</b>	<b>Page(s)</b>
9/30/2013	Senator Joel Anderson	36 <sup>th</sup> Senatorial District	3
9/30/2013	Daniel Kopulsky	Office Chief, California Department of Transportation	4-9
11/18/13	Susan Clay	Resident	10
11/21/13	Fred Bartz	President of Morgan Hill HOA Board	11
11/19/13	Petition from Tom and Cyndi Goodno – Trails	Residents	12-15

**The following letters were addressed to Planning Commission and Board of Supervisors for consideration, and submitted to Planning Commission on November 20, 2013:**

<b>Date Received</b>	<b>From</b>	<b>Affiliation</b>	<b>Page(s)</b>
11/05/13	CeCe Young (Nov. 6 PC distribution)	Resident	16-17
11/05/13	Janet Worts (Nov. 6 PC distribution)	Trail User	18
11/06/13	Steve Galvez (Nov. 6 PC distribution)	Resident	19-32
10/28/13	Bonnie Linderholm	Trail User	33
11/03/13	Fred Bartz	President of Morgan Hill HOA Board	34
11/04/13	Steve Galvez	Resident	35-54
11/06/13	David Bradley	Vindemia Winery	55
11/18/13	Traci Lorts	Resident	56
11/12/13	Russell and Traci Lorts	Resident	57
11/16/13	Mary Morris	Trail User	58
11/16/13	Kerri Graham	Resident	59
11/18/13	Rosemary and Ray Smith	Trail User	60
11/18/13	Alan Ronska	Resident	61
11/19/13	Larry Markham	Property Representative	61-64
11/16/13	Tim Roberts – Petition also signed by Kathleen Mercer, Juan and Rosie Diaz	Residents	65-71
11/19/13	James Carter	Owner/Vintner, South Coast Winery & Spa and Carter Estates	72-73
11/20/13	Alan Long	Galway Downs Representative	74
11/20/13	Susan Coake and 240+ signed petitions	Residents	75-316



**Attachment F:**

Letters submitted to Planning Commission and Board of Supervisors for 12/03/13 BOS Hearing

The following letters were addressed to Planning Commission and Board of Supervisors for consideration, and submitted to Planning Commission on November 6, 2013:

Date Received	From	Affiliation	Page(s)
10/01/13	Carrie Penny	Temecula Valley Convention and Visitors Bureau	317-318
10/07/13	Frederick J. Bartz	Morgan Hill HOA Board President	319
10/02/13	Danny Martin	Resident	320-322
10/02/13	Eddie Haro	Resident	323-326
10/07/13	Gary Gray	Resident	327-330
10/05/13	Bob Reed	Resident	331-334
11/05/13	Tim Roberts	Resident	335-339
10/13/13	Reinier van der Lee	Resident	340-341
10/28/13	Lashman Soriya	Resident	342
10/28/13	Karen Carlson	Trail User	343
10/30/13	Scott and Juanita Koth	Resident	344
11/04/13	Kerri Graham	Resident	345-346
10/28/13	Elisa Niderecker	Resident	347-350
11/05/13	CeCe Young (Nov. 6 PC distribution)	Resident	16-17
11/05/13	Janet Worts (Nov. 6 PC distribution)	Trail User	18
11/06/13	Steve Galvez (Nov. 6 PC distribution)	Resident	19-32

VICE CHAIR  
OF THE FOLLOWING COMMITTEES

HEALTH  
ELECTIONS & CONSTITUTIONAL  
AMENDMENTS  
PUBLIC SAFETY

# Senate

## California Legislature

**JOEL ANDERSON**  
SENATOR

THIRTY-SIXTH SENATORIAL DISTRICT

MEMBER  
OF THE FOLLOWING COMMITTEES

BUDGET & FISCAL REVIEW  
JUDICIARY

MEMBER  
OF THE FOLLOWING  
SUBCOMMITTEE

BUDGET & FISCAL REVIEW  
SUBCOMMITTEE #5 ON  
CORRECTIONS, PUBLIC SAFETY  
& THE JUDICIARY



September 30, 2013

Riverside County Board of Supervisors  
4080 Lemon Street  
1<sup>st</sup> Floor  
Riverside, CA 92501

Dear Supervisors,

I am writing in support of the Temecula Valley Wine County Agriculture Preserve. As the representative for the 36<sup>th</sup> State Senate district, which includes Temecula Wine County, I believe it is important to strengthen the Agriculture Preserve to ensure the long term viability of the wine-industry.

The Temecula Wine Country Agriculture Preserve represents .1% of the land in Riverside County, yet its impact on economic development is extensive due to the thousands of direct and indirect jobs created by the wine industry and the tourism it attracts.

Due to the unique geography, climate, and soil conditions in the region, Temecula's wine industry cannot be re-located. Without vigilant stewardship, Temecula Wine Country could fall victim to incompatible uses and development that would diminish its agricultural capacity and result in substantial economic loss to the region.

Temecula Wine Country is a jewel of the county that we must work together to safeguard for future generations. I look forward to partnering with you to conserve this precious resource.

Sincerely,

A handwritten signature in blue ink that reads "Joel Anderson".

Joel Anderson  
Senator, District 36

STATE CAPITOL  
SACRAMENTO, CA 95814  
TEL (916) 651-4036  
FAX (916) 447-9008

EL CAJON DISTRICT OFFICE  
500 FESLER STREET, #201  
EL CAJON, CA 92020  
TEL (619) 596-3136  
FAX (619) 596-3140

TEMECULA DISTRICT OFFICE  
27555 YNEZ ROAD, #204  
TEMECULA, CA 92591  
TEL (951) 676-1020  
FAX (951) 676-1030

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

September 30, 2013

Frank Coyle  
Deputy Planning Director  
Riverside County  
TLMA Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502

**RECEIVED**  
OCT 02 2013ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Notice of Preparation for Temecula Valley Wine Country Community Plan Draft Environmental Impact Report No.524, General Plan Amendment No. 1077, Change of Zone No. 7711, RIV-79-PM 12.540/15.984

Mr. Coyle;

We have completed our review of the Notice of Preparation (NOP) for the Temecula Valley Wine Country Community Plan Draft Environmental Impact Report (DEIR). The Project encompasses approximately 19,200 acres of the Southwest Area Plan (SWAP) located in the unincorporated communities of Riverside County, east of the City of Temecula, south of Lake Skinner, west of Vail Lake; roughly framed by Butterfield Stage Road, State Route 79 (SR-79), De Portola Road, and Borel Road. Due to growth the Project proposes a General Plan Amendment and a Change to Zone to ensure consistency among the region's vision, policies and development standards. For Caltrans latest comments please refer to attached comment letter dated January 7,2010

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

If this proposal is revised in any way, please forward appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact me at (909) 383-4557 for assistance.

*"Caltrans improves mobility across California"*

Mr. Coyle  
September 30, 2013  
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Kopulsky". The signature is written in a cursive style with a large initial "D".

DANIEL KOPULSKY  
Office Chief  
Community Planning, IGR/CEQA Review

*"Caltrans improves mobility across California"*

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

January 7, 2010

Mitra Mehta-Cooper  
Riverside County  
TLMA Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502

Notice of Preparation for Temecula Valley Wine Country Community Plan Draft Environmental Impact Report No.524, General Plan Amendment No. 1077, Change of Zone No. 7711, RIV-79-PM 12.540/15.984

Dear Ms. Mehta-Cooper:

We have completed our review of the Notice of Preparation (NOP) for the Temecula Valley Wine Country Community Plan Draft Environmental Impact Report (DEIR). The Project encompasses approximately 19,200 acres of the Southwest Area Plan (SWAP) located in the unincorporated communities of Riverside County, east of the City of Temecula, south of Lake Skinner, west of Vail Lake; roughly framed by Butterfield Stage Road, State Route 79 (SR-79), De Portola Road, and Borel Road. Due to growth the Project proposes a General Plan Amendment and a Change to Zone to ensure consistency among the region's vision, policies and development standards.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

Our areas of concern, pertaining to State facilities, include hydrology/flooding and transportation/traffic issues in which the initial study identifies as having potentially significant impacts. Due to these potentially significant impacts and because the south portion of the Project area directly abuts SR-79 we recommend the following to be analyzed in the preceding DEIR:

*"Caltrans improves mobility across California"*

**Traffic Operations:**

- To accurately evaluate the extent of potential impact to the operational characteristics of the existing highway, a traffic study should be prepared for review.
- A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*, which is located at the following website: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf> Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- All state facilities, including intersections, impacted by the Project area, which include Interstate 15 (I-15) and SR-79, should be analyzed in the traffic study. Where applicable, such as signalized intersections and ramp interchanges, a synchro analysis, merge/diverge analysis, and a queuing analysis is recommended.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.
- The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.
- The data used in the TIS should not be more than 2 years old.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + ambient growth, and existing + project + ambient growth +

cumulative.

- Clearly indicate LOS with and without improvements.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Additionally, we recommend the traffic study be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues.

If future development is anticipated to impact State facilities drainage system please consider the following when development occurs:

#### **Hydrology and Grading**

- Verify capacity of existing drainage structures within R/W where connections between private and Caltrans systems are proposed.
- Provide mitigation measures that offset drainage impacts to existing State drainage facilities.
- Existing capacity of affected State drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR-79 drainage facilities must be identified and analyzed in a project hydrology study.
- Future review of project drainage design will include an evaluation of runoff impacts to adjacent State R/W. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.
- Ensure that "best management practices" (BMP's) used to treat site runoff entering State R/W are in compliance with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.
- Project grading and drainage impacts affecting State R/W should be identified and addressed prior to project approval.

Ms. Mehta-Cooper  
January 7, 2010  
Page 4

- To ensure that proposed site grading and drainage design does not result in an adverse impact to State R/W, we ask that a requirement to review plans and provide written construction clearance be included among the project conditions of approval.
- Prior to issuance of construction permits, please forward copies of site grading and drainage plans when available so that we may determine the extent of project impact to the adjacent State right-of-way.
- To ensure that State R/W impacts associated proposed grading, landscaping, and construction of parking structures and walls are identified, our review of rough and/or precise grading, landscape and building plans will be required.

When development does occur a need for encroachment permits will be necessary for any work performed within the State right-of-way. Furthermore, the applicant's environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

Thank you for providing us this opportunity to review the NOP for the Temecula Valley Wine Country Community Plan DEIR and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact me at (909) 383-4557 for assistance

Sincerely,

*Original signed by Daniel Kopulsky*

DANIEL KOPULSKY  
Office Chief  
Community Planning, IGR/CEQA Review



Planning Department  
County of Riverside  
4080 Lemon St.  
Riverside CA 92501

November 18, 2013

Subject Wine Country plan

To Carolyn Syms Luna

This letter serves to confirm that your planning department has/ will amend the Wine Country Plan to remove parcel 55 of tract 3944, APN 927-620-009, from the plan.

This parcel was inadvertently shown in the plan but is part of the GlenOak Hills development of 307 parcels zoned RA 2 1/2. Our development's C.C. & R.'s would prohibit the types of uses described in the Wine Country Plan for parcels greater than 20 acres. We were assured by Mitra Mehta- Cooper, in 2010, that no parcels in our development would be included in the plan.

We are pleased to see that that will be the case once the plan is corrected.

We have worked with Frank Coyle of your staff and he requested that this letter be written to confirm your affirmation of our request.

We are sorry for the short notice, but this issue was brought to our attention very recently.

Regards,

Susan Clay  
Vice-President GlenOak Hills Community Association



November 21, 2013

County of Riverside  
Attn: Supervisor John Benoit  
4080 Lemon Street  
Riverside, California 92501

RE: Wine Country Community Plan

Dear Supervisor Benoit,

We are requesting that when the Wine Country Community Plan comes before the Board of Supervisors (scheduled for December 3<sup>rd</sup>) that you vote to include the area located south of Highway 79 in the plan. This area was added into the proposed plan a number of years ago, and should remain within the plan.

Included in the base plan is that wineries will have to grow fifty (50) percent of their grapes onsite. A number of wineries and grape growers have spoken at past County meetings that the area south of Highway 79 is ideal for growing grapes because it has the same soil and climate conditions as the current Wine Country, and would be connected to the current Wine Country. In fact, some grapes used in Wine Country are currently being grown in the area south of Highway 79.

Now, property owners in this area have been approached telling them they can make a lot of money selling their property for conversion to homes. The fact is the area in question is mostly zoned R-A 5 (Residential-Agricultural 5 acre minimum), and the area would have to be re-zoned for Medium Density, which we would oppose. Further, some individuals are telling local community members that Morgan Hill opposes Wine Country in this area, and that is absolutely not true. The community of the Morgan Hill Board had a presentation by George Johnson and other County officials regarding this plan, and there was overwhelming support for having the area south of Highway 79, which also borders the community of Morgan Hill, included in the Wine Country Plan. The only significant issue was noise from future wineries, which has now been resolved.

Keeping this area as currently zoned, and as part of the Wine Country Community Plan, will help with future Wine Country expansion, and bring long-term jobs and economic benefit to the area. Supervisor Benoit, we strongly urge you to vote to include the area south of Highway 79 in the Wine Country Community Plan.

Sincerely,

Fred Bartz  
Morgan Hill HOA President

Tom and Cyndi Goodno  
35712 Linda Rosea Road  
Temecula, Ca. 92592  
951-302-2772

**RECEIVED**  
NOV 21 2013  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

November 19, 2013

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails.

The proposed trail system has many of the trails going along, between and behind privately owned parcels. These trails can to be used for commercial equestrian and mountain bike adventures. These groups are sometimes up to 20 at a time, 4-5 times a day. And as the wine country area grows we can only expect increased use of these trails. The average equestrian ride rarely lasts more than 2 hrs. Do they really need this many trails?

The expansion of these trails in residential areas will lead to multiple issues;

- Decreased property values if we have easements/trails on our lot line: something we cannot afford.
- Environmental issues including the increase of dust, airborne particles, flies, horse excrement and smell, increased noise and trash.
- Liability issues: when someone gets injured on this easement, will we be sued? When someone is injured, how will EMS get to them?
- Nature issues: This will surely disrupt the connecting trails for local wildlife, including the bobcats and mountain lions, which need undisturbed trails for migrating. Not to mention the other little critters, rabbits and squirrels that will be scared off by the increase in human traffic.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism and mayhem.


Many of these trails will go within feet of our pools as we lay in our bathing suits and by our quiet areas as we relax in our hammocks. We will have strangers peering at us and our children while they play in their yards. Most of our parcels have open fencing, not wood fencing like tract home, which doesn't prevent strangers from peering into our yards. The privacy and peace and quiet that we have all become accustomed to will never be quiet or private again!

Me and my husband have lived in the same home at 35712 Linda Rosea Road since 1996 and have never had issues with the local horse riders, but since Green Acres has chosen to start "commercial tour rides" for about the past year and a half we have noticed a lot more issues. I have been told several times by the leader to not open my entry gate when I am coming and going from MY property as it will spook their horses and I have been told to hold off on dumping my trash into my dumpster for the same reason. Soon I will be a prisoner on my own property as this commercial riding will be increasing if these commercial trails are allowed. If these horses spook so easy then why are they putting inexperienced riders on these animals?

I strongly recommend that you revise the plan, and if you want more trails to keep them on established roadways. We anticipate commercial traffic there and cannot complain too much if trails are established there. We have built our homes to create private havens in our backyards and we will object if trails are built there.

As you merge the residential and equestrian areas please keep residential needs in mind and the equestrian needs in check.

Respectfully,

A handwritten signature in black ink, appearing to read "Cynthia Goodno", written over a horizontal line.

Cynthia Goodno

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

The expansion of these trails in residential areas will lead to multiple issues;

- Damage to natural vegetation in blue line and ethereal streams will lead to property erosion and water table contamination, all of which the State Water board clearly prohibits. (CEQUA)
- Fish and game protects the local ecosystem that provides food, shelter, and natural migration pathways for the local wildlife.
- Liabilities issues include the fact that homeowners could potentially be sued if someone gets injured on the community trails. The Vineyards use air cannons to scare birds away throughout the year, which potentially could spook a horse and cause injury. In addition, if there is an injury on the trail, there is no clear route for an emergency vehicle to assist an injured person.
- Agricultural issues include loss of vineyard production due to dust.
- Property values will be decreased for homeowners that have easements along the proposed trails. There is no funding associated with maintaining the integrity or esthetics of the proposed trails, which will lead to a pathway that is dangerous to traverse and is littered with trash and excrement.
- Health issues include: the increase of dust, airborne particles, flies, and noise.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism, verbal abuse, and mayhem. Additionally, Code enforcement and Riverside County Sheriffs will be unable to respond to any issues perpetrated on the trail, due to lack of access.
- As property owners in the wine country, for years we have been paying taxes to the CSA for road improvements. Currently, there's a lack of maintenance on the public roads, and some are still unpaved and dangerous to drive on. Will funding for the proposed trails come from CSA money? Will there be a public vote on where the funding of this project comes from?

These issues can be eliminated by removing all regional open space trails (denoted in pink on proposed map) and all community trails (denoted in red on proposed maps). We propose expanding trails East of Pauba Road, where there are current equestrian trails connecting to Vail Lake. In conclusion, we are opposed to the development of any trails in residential areas.

Print Name Thomas Goodno Date 11/19/13

Signature 

Address or APN # 35712 Linda Rosea Rd  
Temecula Ca 92592

Phone Number 951-302-2772

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

The expansion of these trails in residential areas will lead to multiple issues:

- Damage to natural vegetation in blue line and ethereal streams will lead to property erosion and water table contamination, all of which the State Water board clearly prohibits. (CEQUA)
- Fish and game protects the local ecosystem that provides food, shelter, and natural migration pathways for the local wildlife.
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- Agricultural issues include loss of vineyard production due to dust.
- Property values will be decreased for homeowners that have easements along the proposed trails. There is no funding associated with maintaining the integrity or esthetics of the proposed trails, which will lead to a pathway that is dangerous to traverse and is littered with trash and excrement.
- Health issues include: the increase of dust, airborne particles, flies, and noise.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism, verbal abuse, and mayhem. Additionally, Code enforcement and Riverside County Sheriffs will be unable to respond to any issues perpetrated on the trail, due to lack of access.
- As property owners in the wine country, for years we have been paying taxes to the CSA for road improvements. Currently, there's a lack of maintenance on the public roads, and some are still unpaved and dangerous to drive on. Will funding for the proposed trails come from CSA money? Will there be a public vote on where the funding of this project comes from?

These issues can be eliminated by removing all regional open space trails (denoted in pink on proposed map) and all community trails (denoted in red on proposed maps). We propose expanding trails East of Pauba Road, where there are current equestrian trails connecting to Vail Lake. In conclusion, we are opposed to the development of any trails in residential areas.

Print Name Cynthia Goodno Date 11/19/13

Signature Cynthia Goodno

Address or APN # 35712 Linda Rosa Road  
Temecula Ca 92592

Phone Number 951-302-2772

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



**Association**  
**CECE YOUNGER**  
39755 Beaujolais Ct. Temecula, CA 92592  
Cell 661-747-4394

---

November 3, 2013

To: Riverside County Planning and Parks Commissioners

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners,

I am a landowner in the Temecula Valley. I strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

Page 2

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,  
CeCe Younger

Horsemanship Safety Certification Association, LLC

CeCe Younger

39755 Beaujolais Ct.

Temecula, CA 92592

[www.horsemanshipsafetycertification.com](http://www.horsemanshipsafetycertification.com)

[www.bannerfarms.com](http://www.bannerfarms.com)

[www.ceceyounger.com](http://www.ceceyounger.com)

Facebook- Horsemanship Safety Certification Association

Facebook- Banner Farms

Facebook- CeCe Younger Equine Appraisals

Facebook- CeCe Younger



November 4, 2013

To: Riverside County Planning and Parks Commissioners

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners,

I strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

I am a frequent user of Temecula Valley trails. Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,

*Janet Worts*  
*PO Box 9*  
*Warner Springs, CA 92086*

**Steve Galvez**

31938 Temecula Parkway #A369  
Temecula Ca 92592

November 5, 2013

John Roth  
Planning Commissioner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[applejon@wildblue.net](mailto:applejon@wildblue.net)

RE: WCCP Area South of State Route 79

Dear Commissioners,

My name is Steve Galvez and I am a resident of Temecula, more specifically I have lived in the Redhawk area for over 12 years. I along with a few partners own a sixty acre parcel south of State Route 79 that borders Anza Rd. I have attached an exhibit with this letter that outlines the location of our property and the approved residential communities that are adjacent to our property. These communities were approved in 2005 through 2007 for 7200 sq ft minimum lots. In fact, a couple of these maps were recently resubmitted for map revision in the last couple of months where they were approved for their respective revisions and did not incur any public resistance.

We purchased our parcel in December of 2005 and on February 9, 2008 we submitted our project for the General Plan Initiation process. We did receive unanimous approval from the Planning Commission to proceed to the Board of Supervisors, however it was at this time that we found out that our area was schedule to be included in the WCCP. Since then we have attended every single meeting and submitted various documents and exhibits to the county representatives requesting that the area south of State Route 79 not be included in the WCCP. We have also met with several representatives from the City of Temecula and have determined that the only issue is mitigating traffic at Interstate 15 and Temecula Parkway. We welcome the opportunity to be part of the solution of this issue.

The "new" proposed uses for this area are Wine Country and Hospitality Zones. I believe that these are inconsistent uses for what has already been approved in this area. We have surveyed the landowners in the area and over 85% are requesting residential development. We are in agreement with this majority. Point of Fact, members of the advisory committee inclusive of Ben Drake and Claudio Ponte have recommended that this area be removed from the WCCP. Mr. Gary Thornhill, the former Director of Planning and Assistant City Manager of Temecula, has also submitted letters to the County of Riverside that outline his concerns of this area being included in the Wine Country. Mr. Thornhill strongly believes that this area is best suited for residential development due to the approved tracts in the area, Morgan Hill Development and the ultimate need to construct Anza Rd as the Eastern by-pass, which would also assist with the traffic issue solution. I have also attached Mr. Thornhill's exhibit to this letter.

Mr. Fred Bartz recently sent an email to the County opposing any developments outside of wineries in the area directly behind Morgan Hill. It would appear that Mr. Bartz is trying to protect the area of the properties that do not border Anza Rd. However, DR Horton has already begun constructing homes on

**Steve Galvez**

31938 Temecula Parkway #A369  
Temecula Ca 92592

lot sizes that range between 7200 and 10,000 sq ft, which are larger than many of the lots that currently exist in Morgan Hill. The County of Riverside has designated Anza Road as a four lane CIP project that is partially funded and constructed by development and is sorely needed in the area. Unfortunately, the newer uses that are proposed in the WCCP could not support the financing of these infrastructure solutions. This type of infrastructure is simply not capable of supporting a hotel and/or Winery Country traffic through residential areas.

Recently we were required to aerially spray our citrus grove to combat potential infestation with Asian Citrus Psyllid, in a state mandated program. As a result of this, we received many complaints and threats from our new neighbors, a few of which I have attached to this letter. You will please notice that my neighbors are not against any development. They prefer development to pesticide spraying.

It must be noted as well that Mr. Bartz and myself, as well as many other area residents opposed the Liberty Quarry. We vehemently opposed the Quarry due to its nuisance and silica dust contamination which pollutes the air that we all breathe. Approving a Winery district next to thousands of homes would only exacerbate the problem. Pesticide spraying will be required to support increased grape production, and as we've seen this only leads to greater public outcry as time goes on. Residential development in this area, on the other hand makes financial sense, funds the infrastructure needed, increases the tax base of the city, and avoids potential chemical pollution issues and claims going forward. Further, it is consistent with the existing and approved future residential developments.

I respectfully thank you for your time and efforts to further improve our community and the adjacent properties.

Sincerely,

Steve Galvez  
Redhawk Valley Citrus

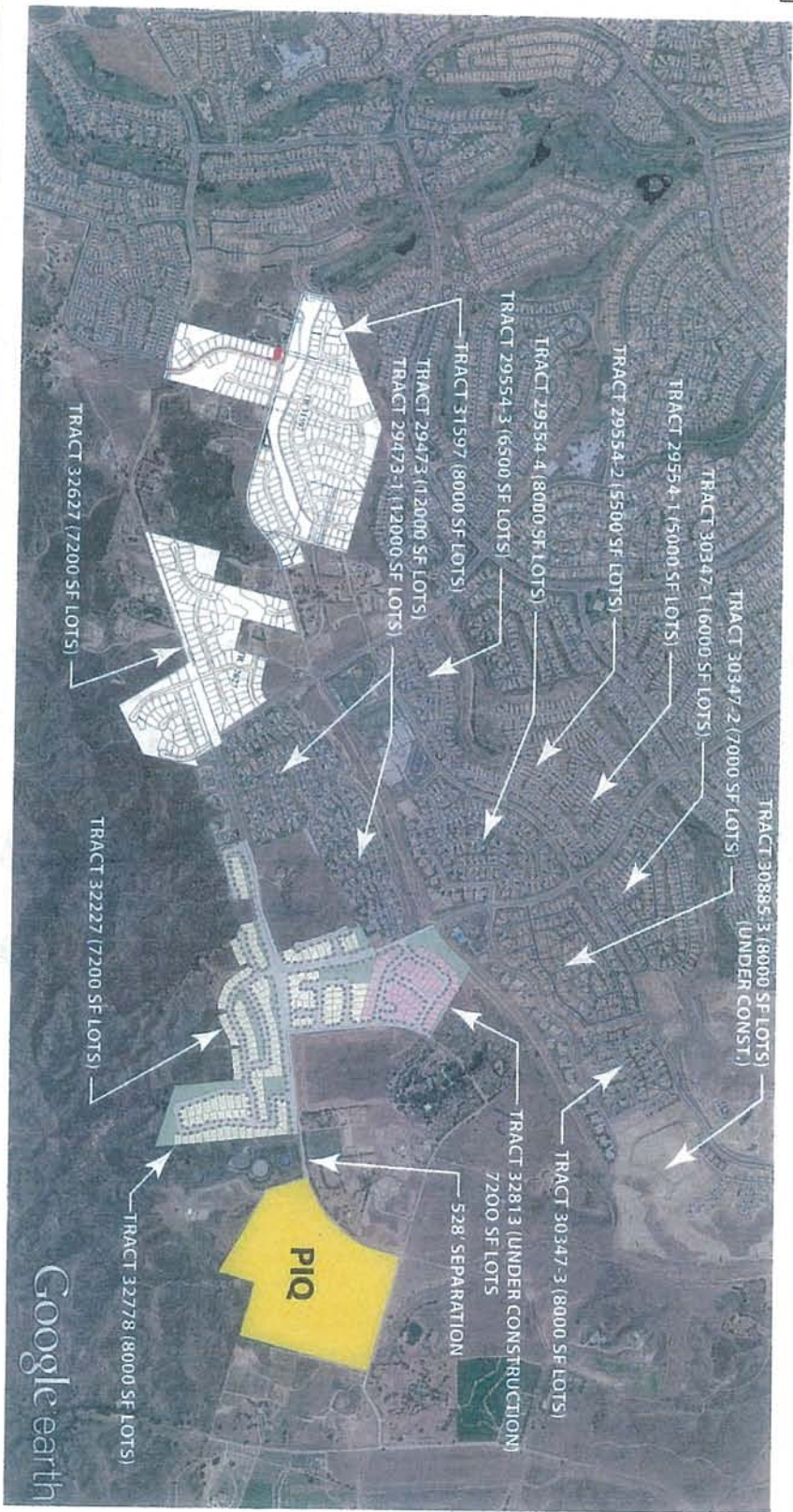
# **EXHIBIT**

**LOCATION OF PROPERTY**

**LOCATION OF FUTURE APPROVED AND  
EXISTING COMMUNITIES AND LOT SIZES**

**CURRENT GENERAL PLAN DESIGNATION**

**CURRENT ZONING DESIGNATION**



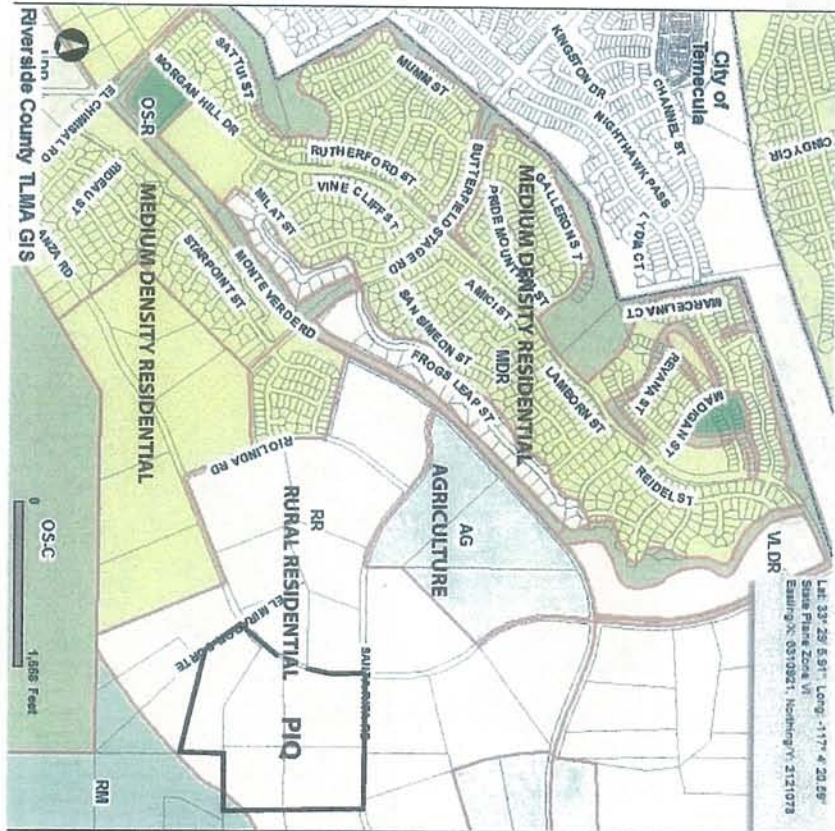
VSL ENGINEERING  
 3180S TEMECULA PARKWAY #129  
 TEMECULA, CA 92592  
 951-296-3930

SO. ANZA ROAD  
 TEMECULA, CA  
 AERIAL PHOTO  
 OVERLAY

VSL ENGINEERING  
31805 TEMECULA PARKWAY #129  
TEMECULA, CA 92592  
951-296-3930

MORGAN HILL AREA  
GENERAL PLAN  
TEMECULA, CA

Source: Riverside County TLMA GIS



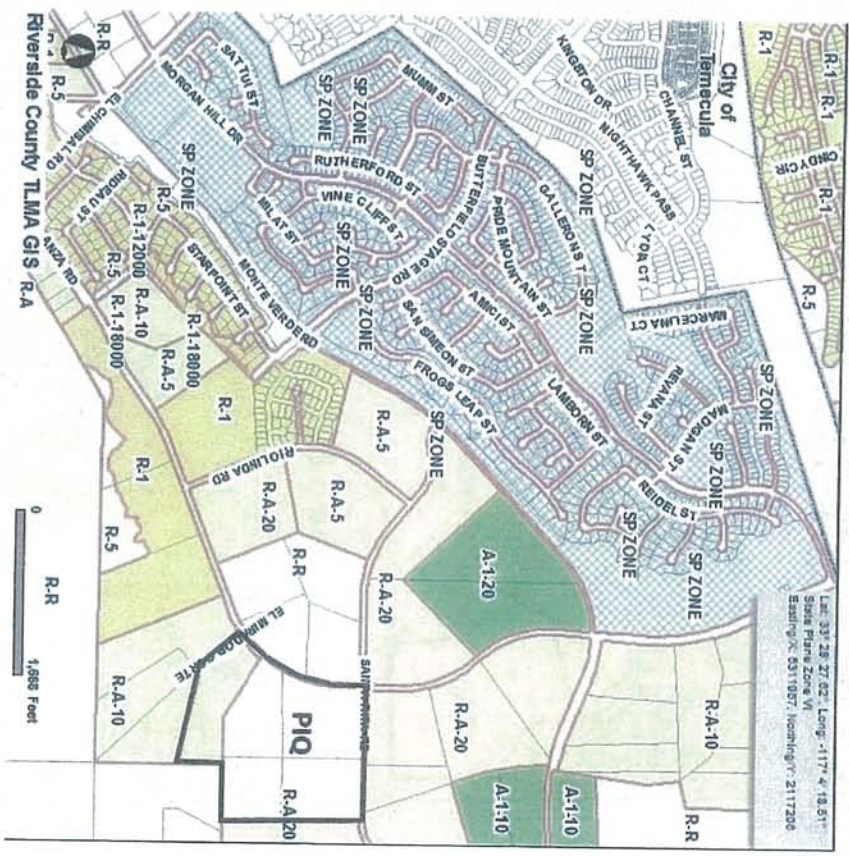
VSL ENGINEERING  
31805 TEMECULA PARKWAY, #129  
TEMECULA, CA 92592  
951-296-3930

# MORGAN HILL AREA

TEMECULA, CA

ZONING

Source: Riverside County TLMA GIS



# **EXHIBIT**

**LETTER FROM GARY THORNHILL**

**LETTER FROM BEN DRAKE**

**LETTER TO PATRICK RICHARDSON**



February 22, 2013

Supervisor Jeff Stone  
Third District  
County Administration Center  
4080 Lemon St, Fifth Floor  
Riverside, CA 92501

Re: Redhawk Valley Citrus

Dear Supervisor Stone

As you are aware, I outlined our client's concerns to your office in a previous letter to you dated May 9, 2011. I realize that there may still be some questions on your part with respect to the ultimate land use determination for this property. As outlined in my prior letter, we strongly believe that this property and, in fact, this general area, is not appropriate for winery related uses, and as such, should not be a part of the Wine Country Master Plan. I will briefly summarize the reasons that the subject property is more suitable for residential development.

The currently proposed boundary, in our opinion, is not in the best location, as it is located adjacent to existing and approved, but yet to be developed, medium family residential homes. Many of the uses in the proposed Winery District are incompatible with single family residential uses. They will generate significant lighting, noise, dust, pesticide use, weekend traffic, and odor issues that are exceedingly difficult to mitigate. In addition, many of the wineries have special events, concerts, and hospitality uses that will further degrade the residents' quality of life on weekends. Currently, the only way to access most of the lands is to pass through existing residential neighborhoods to the west of Anza Road from the Butterfield Stage Road area. Our team believes that many of these impacts can be better dealt with by moving the boundary east towards the Los Caballos Road area. I have looked at this area very carefully and feel that the most logical location for the boundary is along the westerly property lines of the parcels that front Los Caballos Road (see Exhibit A). In my opinion, this will provide for a superior buffer between existing and future residential and winery related uses and minimize future Winery District/residential conflicts. The interface in the currently proposed plan for this area creates a

condition that, to the best of my knowledge, exists nowhere else along the boundary between wine country and the City of Temecula. The proposal to allow winery, resort, and entertainment related uses in the south Anza Road area would allow for the construction of incompatible uses immediately adjacent to existing and approved, but not yet constructed single family residential homes. The current worst case situation is along Butterfield Stage Road, north of Rancho California Road, where medium density residential uses in the City of Temecula are immediately adjacent to agricultural uses in the county and are only separated by Butterfield Stage Road. Nowhere else along the entire boundary can one find a direct interface between urban and agricultural uses, except in this latest county proposal for the south Anza Road area.

One of the key issues related to the designation of this property for winery related uses is how future infrastructure will be financed and constructed. If this property and others within the Anza Road area are designated as rural, it will be almost impossible to create a financing mechanism to construct key bridge and road improvements that are absolutely critical for the region. As you know, Jeff, the only way to get these improvements financed is through residential development and the creation of assessment districts to finance these improvements.

Just to confirm our suspicions about traffic impacts, we asked our traffic engineer to model winery related and medium density development uses, and he concluded that the winery related uses generate more traffic than if properties were built out as residential uses. The real troubling impacts of the winery related uses occur on weekends, which create the biggest impacts on the residents and the freeways and Temecula Parkway off-ramps. As you are aware, this interchange, even with the planned improvements, will not sufficiently handle the large volume of weekend traffic that these proposed changes will generate if this large area is included in the wine country plan and is subsequently built out as wineries, resorts, lodging, and entertainment related uses.

In summary, we believe that the currently proposed boundary, as depicted in the attached exhibit, should be moved easterly to Los Caballos Road, at a minimum and, further, that this property be permitted to be built out residentially, consistent with most of the properties to the south of the property, including Morgan Hill. We are puzzled as to why any of the land south of State Highway 79S was included in the study area, to be quite frank. This area has not had any real historic association with wine country and, in our opinion, is an illogical area to be included in the new wine country boundaries.

Thank you for your consideration of this critical issue. If you have any questions or would like to discuss this matter further, please contact me.

Sincerely

Gary Thornhill, President

Tierra Verde

April 8, 2013

Supervisor Stone  
County Administration Center  
4080 Lemon Street, 5th Floor  
Riverside, CA 92501

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

George Johnson  
County Administration Center  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501

Re: Anza Road Project/Wine Country

Gentlemen:

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

A number of us question 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. In reviewing the agricultural opportunities in the area, I need only to remind you there are several hundred homes in the area which would be impacted by agricultural spraying. Those homes have children living in them 24 hours a day, 7 days a week. In addition, this is an area that has never really had any intense wine growing or viticulture.

To myself and others, 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 heard any information in a few months.

Sincerely,

Ben Drake

**LEWIS  
BRISBOIS  
BISGAARD  
& SMITH LLP**  
ATTORNEYS AT LAW

One Ridgeway Drive, Suite 245  
Temecula, California 92590  
Telephone: (951) 252-6150  
Fax: (951) 252-6151  
www.lbbslaw.com

SAMUEL C. ALHADEFF  
DIRECT DIAL: 951.252.6152  
E-MAIL: SALHADEFF@LBBSLAW.COM

May 8, 2013

Patrick Richardson, AICP  
Director of Planning and Redevelopment -  
City of Temecula  
41000 Main Street  
Temecula, CA 92590

Re: Anza Road Project

Dear Mr. Richardson:

Thank you for providing us with your letter of April 21, 2011, to Carolyn Syms Luna concerning a question that arose that Ms. Luna asked you about and you were responding to her request when you sent the letter in discussing an "urban limit boundary." We have reviewed the information you provided. We realize there is no urban limit boundary. We also realize that our client's property, as we discussed the other day, is in the County of Riverside. As you now know, this party is in a GPIP process and is at the Board of Supervisor's requesting that the matter be placed on an agenda to proceed and allow the property to go forward in a planning process. The GPIP requires the Board of Supervisors allow such process to occur.

I really appreciate the time that you, Aaron and Greg spent with Mr. Galvez and myself. I think it is fair to summarize that the concern of the City, as it was in the Morgan Hill Project which was approved by the City Council of Temecula, relates solely to traffic mitigation and really traffic mitigation at the I15 and Temecula Parkway. Accordingly, I am going to be discussing with the Supervisor that the concern of the City relates to traffic and traffic mitigation. Obviously, this project would have to study and provide traffic mitigation measures if it is to be approved in the County of Riverside.

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ATLANTA • BEAUMONT • CHARLESTON • CHICAGO • DALLAS • FORT LAUDERDALE • HOUSTON • LA QUINTA • LAFAYETTE • LAS VEGAS • LOS ANGELES • MADISON COUNTY  
NEW ORLEANS • NEW YORK • NEWARK • ORANGE COUNTY • PHOENIX • SACRAMENTO • SAN BERNARDINO • SAN DIEGO • SAN FRANCISCO • SEATTLE • TAMPA • TEMECULA • TUCSON

4830-4696-8083.1

Patrick Richardson  
May 8, 2013  
Page 2

I intend on discussing this issue with the Supervisor and suggesting that if he has any questions, that his office could call you to confirm that the real concern relates to traffic issues and that traffic issues, just as in the Morgan Hill Project and the proposed project, needs to be reviewed at the time the Conditions of Approval would be provided for this project. Thank you again.

Very truly yours,



Samuel C. Alhadeff of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

SCA:ch

cc: Aaron Adams  
Greg Butler  
Peter Thorson, Esq.

---

LEWIS BRISBOIS BISGAARD & SMITH LLP • [www.lbbslaw.com](http://www.lbbslaw.com)

4830-4696-8083.1

**EXHIBIT**

**EMAIL FROM NEIGHBOR REGARDING**

**AERIAL SPRAYING**

11/5/13

Roundcube Webmail :: RE: Orange Grove

Subject **RE: Orange Grove**  
From Diane Pinter <Diane\_Pinter@ajg.com>  
To Steve Galvez <steve@stevegalvez.com>  
Date 2013-02-13 14:12



Hi Steve:

While I understand that things have been the way they've been for many years, no one seems to have an answer for the fact that we get a lot of drainage onto our property even when there's not a broken pipe. I heard this morning it was really bad because Zoltan called me and now I know why. We did manage to get our organic cert. last year, but we have another inspection this Friday with the CCOF. Appreciating the fact that you said the water that drains from your property onto ours is "clean" with no chemicals, I doubt the CCOF would approve that since it runs through an orchard that's not organic.

Riverside Cty. was out to do their storm water inspection or something like that a month or so ago and they too were scratching their heads over these pipes under the road that drain onto our property. I believe it's been that way forever which is why it's such a question mark for everyone.

Please also know that the reason my husband created the berm if you will, (so now it's like a small lake) is because all that water that drains onto our property erodes our property terribly and causes enormous growth that we have to deal with and pay to clear. In addition, the erosion has already cost us a row of trees as they fall into the wash as a result of all that water flowing through our property so we are trying to stop this ongoing damage.

No one is looking for a problem but what's fair is fair and what drains onto our property is not the high quality of well water that we run our property with.....it's even a different color so I really do question just how "clean" it is.

Communication is always appreciated as it would have been recently when a helicopter was landing on our property and spraying chemicals in the area. Once again, my husband and the new horse property owner in the neighborhood and all neighbors were livid that no one extended the courtesy to let the neighbors know what was going on that day and then the workers had the audacity to argue with my husband while planting their aircraft on our land. We have animals to protect and it smelled terrible for days afterwards.

You have to remember, we and others live there year round and we all treat one another with utmost respect and help each other out all the time. Again, no one is looking for trouble, but let's communicate and be more courteous to one another.

My personal hope is that you will go forward with your development and that these issues will be rectified once and for all but I understand that these things take time.

Good luck with your broken pipe and let me know what else transpires.

Thank you for the e-mail.

Diane Pinter  
Managing Director - Business Management  
Gallagher Entertainment

505 N. Brand Blvd. | Suite 600 | Glendale, CA 91203  
Direct 818.539.1271 | Fax 818.539.1571  
Main 818.539.2300 | Main Fax 818.539.2301

October 28, 2013

To: Riverside County Planning and Parks Commissioners

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners,

I strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

I am a frequent user of Temecula Valley trails. Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,

Bonnie Linderholm  
30830 Avenida Del Reposo  
Temecula, CA 92591



---

**From:** Fred Bartz <fjbartz@verizon.net>  
**Sent:** Sunday, November 03, 2013 8:53 AM  
**To:** Coyle, Frank  
**Cc:** sky.canyon@verizon.net; bill@wilsoncreekwinery.com; eatwood@pechanga.com; winecountryplanrep@yahoo.com; emorales@wineresort.com; gahassler@aol.com; jblock29@charter.net; jac@wineresort.com; bevmarco@gmail.com; kimberly@temeculacvb.com; lf415@yahoo.com; suemattocks@verizon.net; mrichgar@yahoo.com; mike@leonessecellar.com; gopats\_pmd@mac.com; phil@bailywinery.com; rkellerhouse@galwaydowns.com; rustymanning@yahoo.com; casacolibri@verizon.net; cponte@reimanagementco.com; jeff@wienscellars.com; KTHOMAS@rbf.com; H.Rous@pcrnet.com; KEARLY@rctlma.org; Khorashadi, Farah; MBrewer@rctlma.org; Clack, Shellie; macsgarden2004@yahoo.com; bob@pds-west.com; bobormond@gxadi.com; Syms Luna, Carolyn; cherise@hotairtours.com; CKEARNEY@rctlma.org; bighorngrading@hotmail.com; rootyhill77@yahoo.com; DSTAHOVI@rcbos.org; dlb@californiadreamin.com; dkluzuriaga@yahoo.com; denis@europavillage.com; mrhogiyogi@yahoo.com; eddymarin33@gmail.com; avocadoerin@gmail.com; grambo765@aol.com; GNEAL@rctlma.org; jhorseman@pe.com; joefoley1@gmail.com; joshuag1@msn.com; JLEE@rctlma.org; Hernandez, Karlene; lrm@markhamdmg.com; leah@reimanagementco.com; ashefarm@yahoo.com; Lnaziri@uci.edu; hetzhome@hotmail.com; mwrouth@hotmail.com; mattlin@callawaywinery.com; Barnes, Olivia; PGROENEV@rctlma.org; patrick.richardson@cityoftemecula.org; peggy@temeculawines.org; Nanthavongdouangsy, Phayvanh; RickVan1958@yahoo.com; romastromberg@hotmail.com; Roberts, Ron; rountre@emwd.org; RMann@covario.com; stuart.fisk@cityoftemecula.org; scly@verizon.net; Alvarado, Suzanne; Harness, Teresa; terry501@earthlink.net; tom@kapaluaway.com; the\_papas2001@yahoo.com; danstephenson@rancongroup.com; Johnson, George; Stone, Jeff  
**Subject:** Re: Re: Advisory Committee Meeting Agenda and Material

Hello All,

It has been brought to my attention that an area Attorney has been telling a number of individuals associated with the proposed Wine Country Plan that the Morgan Hill Homeowners Association opposes having wineries in the area south of Highway 79S, and behind the community of Morgan Hill.

This e-mail is to clarify that what is being stated as Morgan Hill HOA's position is not true. In March of 2011, the Morgan Hill HOA Board formulated its initial position, and sent in a letter to the County of Riverside, which was to "welcome" wineries in this area. The HOA's position has been, and continues to be, that the HOA supports wineries behind the Morgan Hill community. With the direction from Supervisor Jeff Stone at a recent BOS meeting opposing any amplified outdoor music, there is even stronger HOA support for wineries in this area. Our letter of October 2013 to the County of Riverside reconfirms this support for wineries (and/or vineyards) in this area.

What the Morgan Hill HOA does oppose is the approval of any additional medium or high density housing tracts behind the Morgan Hill community, because there is already over 600 homes either planned, under construction, or already built.

If you have any questions, please feel free to contact me.

Fred Bartz  
President - Morgan Hill HOA Board

O: (951) 216-3030  
C: (951) 294-0057

---

**From:** Steve Galvez <steve@stevegalvez.com>  
**Sent:** Monday, November 04, 2013 8:08 AM  
**To:** Coyle, Frank  
**Cc:** sky.canyon@verizon.net; bill@wilsoncreekwinery.com; eatwood@pechanga.com; winecountryplanrep@yahoo.com; emorales@wineresort.com; gahassler@aol.com; jblock29@charter.net; jac@wineresort.com; bevmarco@gmail.com; kimberly@temeculacvb.com; lfh415@yahoo.com; suemattocks@verizon.net; mrichgar@yahoo.com; mike@leonessecellar.com; gopats\_pmd@mac.com; phil@bailywinery.com; rkellerhouse@galwaydowns.com; rustymanning@yahoo.com; casacolibri@verizon.net; cponte@reimanagementco.com; jeff@wienscellars.com; KTHOMAS@rbf.com; H.Rous@pcrnet.com; KEARLY@rctlma.org; Khorashadi, Farah; MBrewer@rctlma.org; Clack, Shellie; macsgarden2004@yahoo.com; bob@pds-west.com; bobormond@gxadi.com; Syms Luna, Carolyn; cherise@hotairtours.com; CKEARNEY@rctlma.org; bighorngrading@hotmail.com; rootyhill77@yahoo.com; DSTAHOVI@rcbos.org; dlb@californiadreamin.com; dkluzuriaga@yahoo.com; denis@europavillage.com; mrhogiyogi@yahoo.com; eddymarin33@gmail.com; avocadoerin@gmail.com; grambo765@aol.com; GNEAL@rctlma.org; jhorseman@pe.com; joefoley1@gmail.com; joshuag1@msn.com; JLEE@rctlma.org; Hernandez, Karlene; lrm@markhamdmg.com; leah@reimanagementco.com; ashefarm@yahoo.com; Lnaziri@uci.edu; hetzhome@hotmail.com; mwrouth@hotmail.com; mattlin@callawaywinery.com; Barnes, Olivia; PGROENEV@rctlma.org; patrick.richardson@cityoftemecula.org; peggy@temeculawines.org; Nanthavongdouangsy, Phayvanh; RickVan1958@yahoo.com; romastromberg@hotmail.com; Roberts, Ron; rountrer@emwd.org; RMann@covario.com; stuart.fisk@cityoftemecula.org; sclay@verizon.net; Alvarado, Suzanne; Harness, Teresa; terry501@earthlink.net; tom@kapaluaway.com; the\_papas2001@yahoo.com; danstephenson@rancongroup.com; Johnson, George; Stone, Jeff  
**Subject:** Subject: Re: Re: Advisory Committee Meeting Agenda and Material  
**Attachments:** Anza Road Approved Projects v4.pdf; Our petition.pdf

Dear Frank,

It has come to my attention that an email was sent out over the weekend from Mr. Fred Bartz. While I do understand Mr. Bartz concerns I do not agree with his assessments. As you may be aware, I am one of the partners who own a sixty acre parcel that borders along Anza Rd. We have a GPIP application in place since 2008 and our desirous of proceeding with a smart plan that can enhance the area while contributing to infrastructure that is sorely needed.

While it is certain that residential communities were approved in the area behind Morgan Hill over the last few years these approvals did meet very little resistance. I would also state that adding more wineries in the area behind Morgan Hill will create more problems that it will solve. I don't believe that constructing wineries so close to existing and future residential properties is in the best interest of our community. I also don't believe that any winery should be near schools and parks where our children learn and play. Wineries in the area behind Morgan Hill will only have one way to exit the area and that is through residential properties and right by Tony Tobin School.

As the communities behind Morgan Hill are currently under construction they are also conditioned to build out their portion of Anza Rd. These communities that are to be built by Standard Pacific will complete Anza Rd from Deer Hollow to the edge of our property. I have attached an exhibit outlining the approved projects. Development is needed along Anza Rd to complete the Eastern by-pass which would alleviate traffic in the residential areas as well as Temecula Parkway.

I have also submitted a petition of the current landowners behind Morgan Hill where 85% of the landowners were requesting our removal from the Wine Country Plan.

I thank you for your time and consideration.

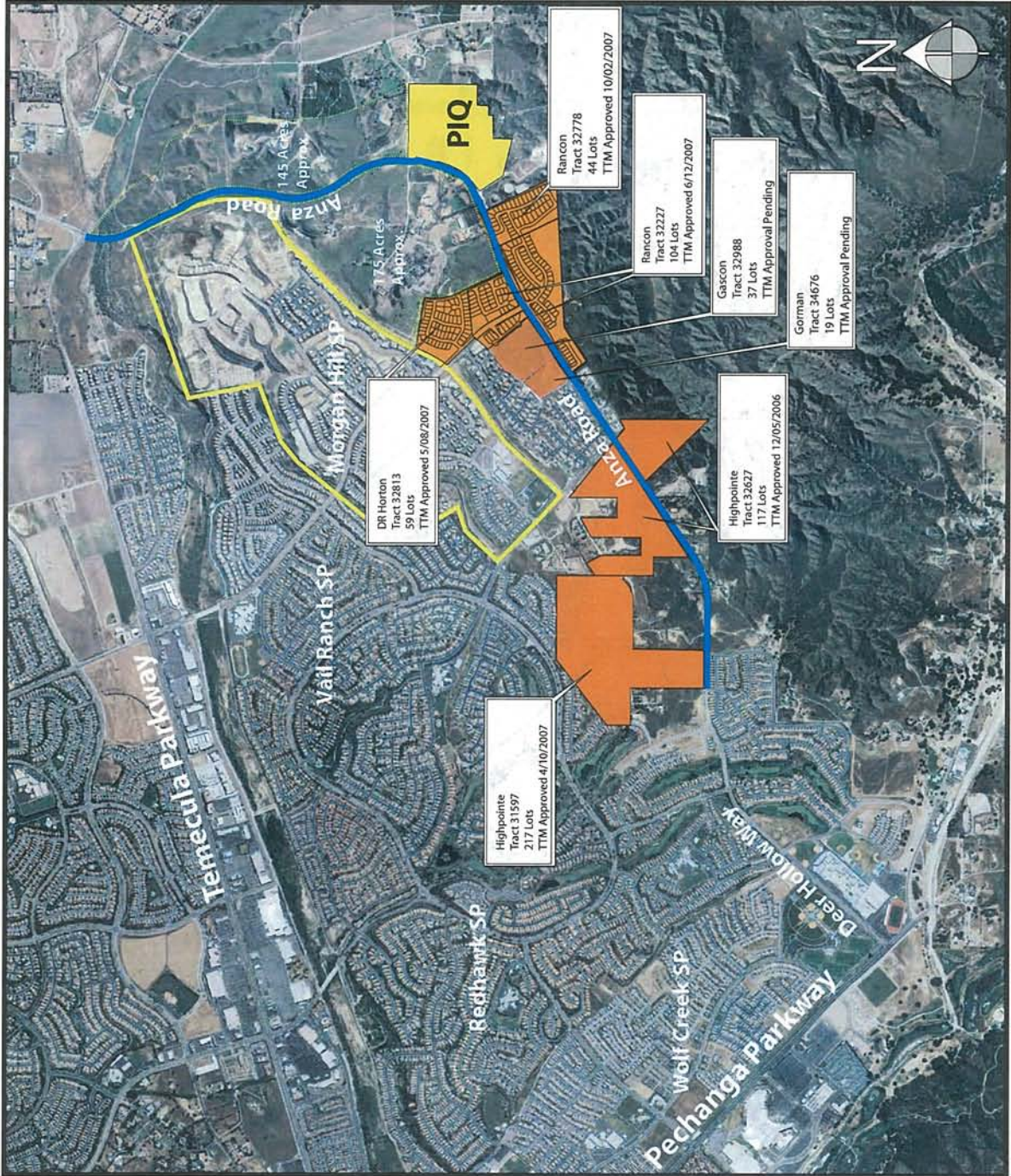
Regards,

Steve Galvez

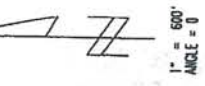
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Redhawk Investments, LLC

# ANZA ROAD CORRIDOR - APPROVED PROJECTS

## AERIAL PHOTOGRAPHIC OVERLAY



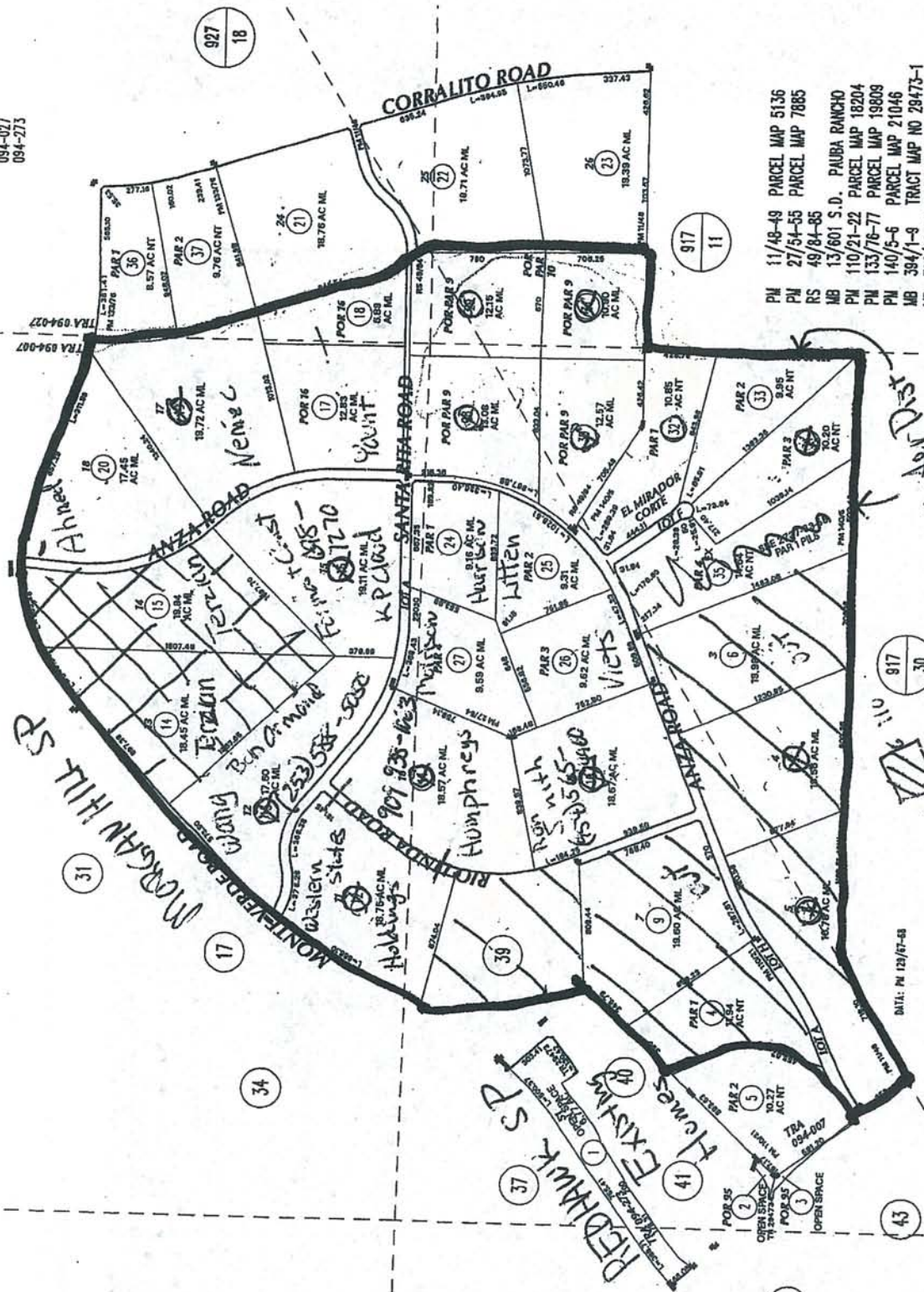
966-38  
952-25



TRA 094-007  
094-027  
094-273

SEC. 13 14 23 24 T. 8S., R. 2W

MAR 15 2007



- 11/49-49 PARCEL MAP 5136
- 27/54-55 PARCEL MAP 7885
- RS 49/84-85
- MB 13/601 S.D. PAUBA RANCHO
- PM 110/21-22 PARCEL MAP 18204
- PM 133/76-77 PARCEL MAP 19809
- PM 140/5-6 PARCEL MAP 21046
- MB 394/1-8 TRACT MAP NO 29473-1
- MB 394/10-14 TRACT MAP NO 29473

Nov 2006

Study Area

Approved Subdivisions  
 Signed Petitions  
 Unable to Contact  
 Decide after meeting  
 Trial

ASSessor's MAP 80965 PG.38  
Riverside County, Calif.

966-38

352-25

TA 394-007  
394-027  
394-273

SEC. 13 14 23 24 T. 8S., R. 2W

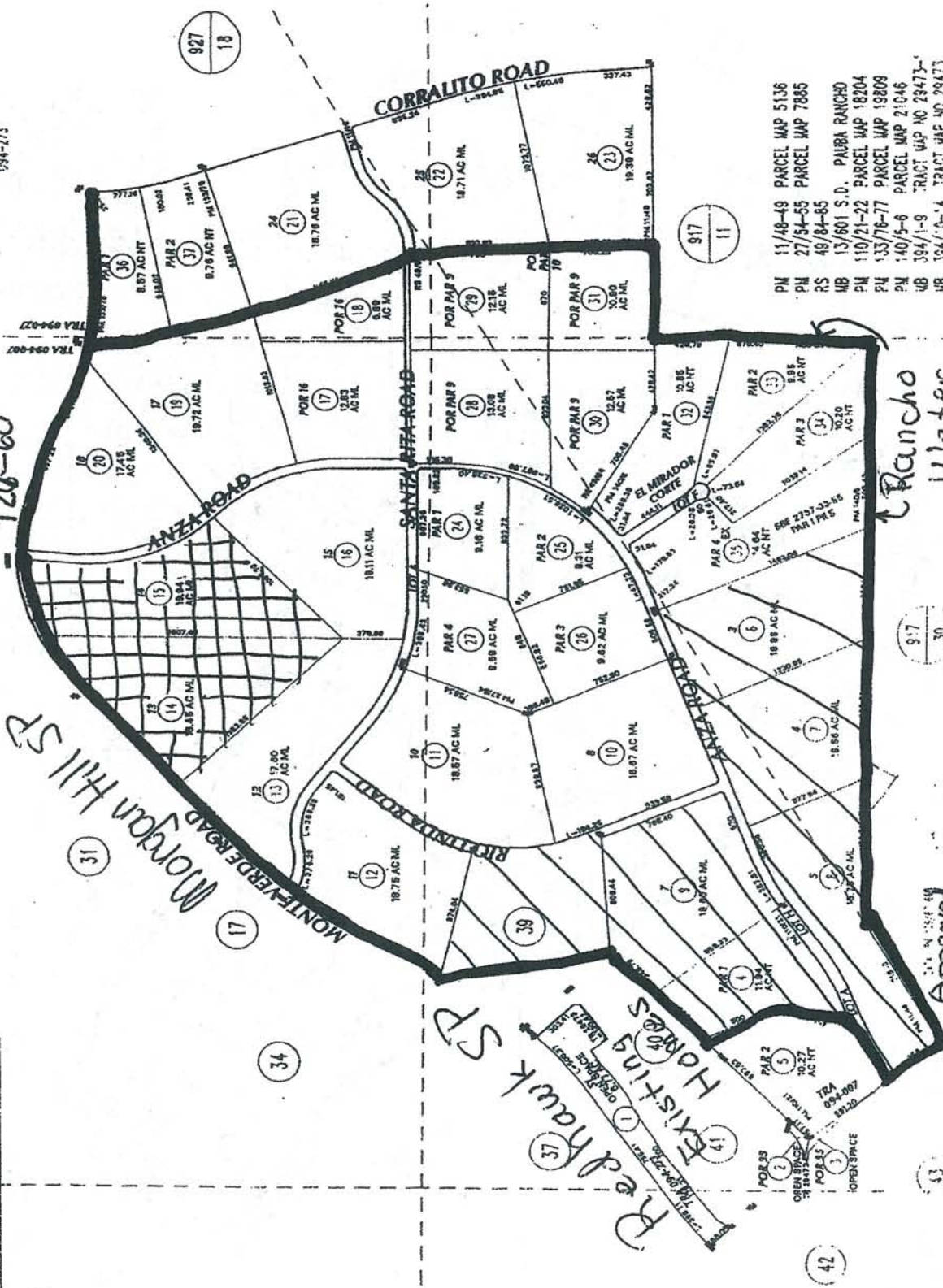
928-60

Morgan Hill SP

Redhawk SP  
Existing  
Hawes

MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL GOV'T'S BUILDING CODE ORDINANCES.

MAR 15 2007



- PM 11/48-49 PARCEL MAP 5136
- PM 27/54-55 PARCEL MAP 7885
- PS 49/84-85
- MB 13/601 S.D. PAUBA RANCHO
- PM 110/21-22 PARCEL MAP 18204
- PM 133/76-77 PARCEL MAP 19809
- PM 140/5-6 PARCEL MAP 21046
- MB 394/1-9 TRACT MAP NO 28473
- MB 394/10-14 TRACT MAP NO 28473

Rancho Water District

- Approved Subdivisions
- Existing Subdivisions
- Signed Petitions
- Decide at Meeting
- Unable to Contact

966-38  
952-25

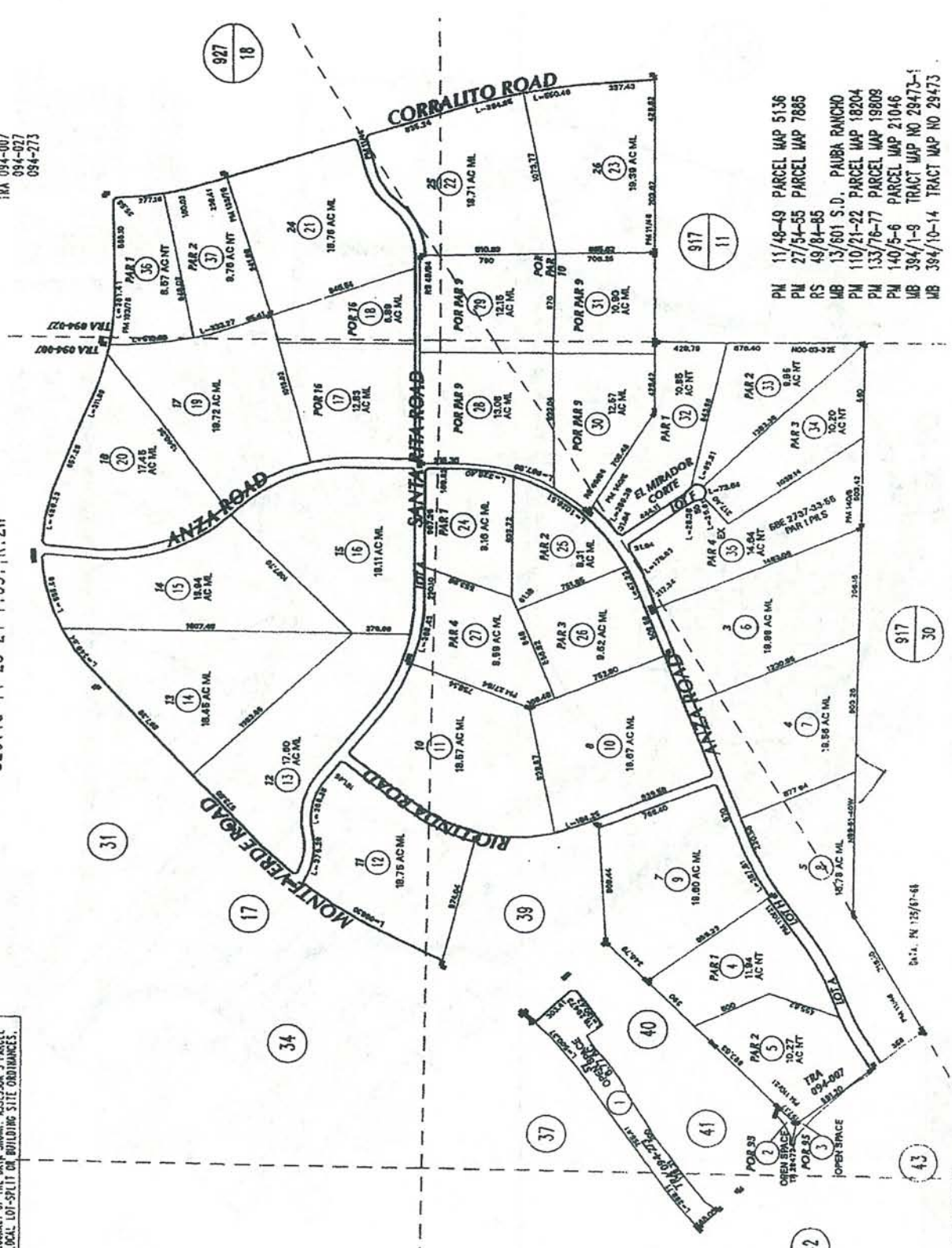
TRA 094-007  
094-027  
094-273

SEC. 13 14 23 24 T. 8S., R. 2W

MAR 15 2007

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT CORRELATE WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

1" = 600'  
ANGLE = 0



- PM 11/48-49 PARCEL MAP 5136
- PLM 27/54-55 PARCEL MAP 7685
- RS 49/84-85
- MB 13/601 S.D., PAURA RANCHO
- PM 110/21-22 PARCEL MAP 18204
- PLM 133/76-77 PARCEL MAP 19808
- PM 140/5-6 PARCEL MAP 21046
- MB 394/1-9 TRACT MAP NO 29473-1
- MB 394/10-14 TRACT MAP NO 29473-1

Page 2006

ASSISOR'S MAP 09355 45 38  
P. 15/06 County, Calif.

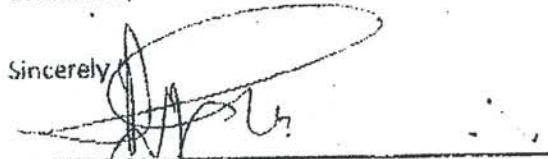
(Attach F BOS 12/03/13 page 40 of 350)

DATE: 11/30/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely

  
Signature

DANIELA AHMED  
Print Name

36035 Corte Lisboa 8 02 34  
Mailing Address

Murrieta CA 92562  
City, State & Zip Code

966-380-020  
Property Address or APN

951-600-0830  
Phone Number

\_\_\_\_\_  
Email Address



DATE: 9/20/2010

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

Richard Hopkins  
Signature

Richard Hopkins  
Print Name

624 W. University D. #225  
Mailing Address

Denton TX 76201  
City, State & Zip Code

34721 EL Mirador Corte, Temecula  
Property Address or APN

951-302-8416  
Phone Number

rhopkins@hopkinsimaging.com  
Email Address

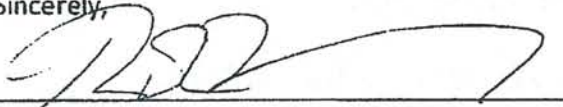
41391 Kalmia Street, Suite 100, Murrieta, California 92562, Telephone (951) 677-1800 Fax (951) 894-1500

DATE: 11/24/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,



Signature

ROBERT T. ORMOND

Print Name

2001 SIXTH AVENUE, SUITE 2705

Mailing Address

SEATTLE, WA 98199

City, State & Zip Code

906-380-013

Property Address or APN

206-374-0101

Phone Number

bob.ornord@msn.com / bob.ornord@egxadi.com


Email Address

DATE: Nov 22, 2010

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

  
Signature

Saontaree Nemec  
Print Name

41 Rocky Knoll  
Mailing Address

Irvine, CA 92612  
City, State & Zip Code

966-380-019  
Property Address or APN

949-533-5893  
Phone Number

summers.d@gmail.com  
Email Address

DATE: 9/15/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,  
KRC-HLT Corporation dba Formost Construction Co.

K.P. Cloud

Signature

by: K.P. Cloud, VP

Print Name

PO Box 559

Mailing Address

Temecula, CA 92593

City, State & Zip Code

952-250-023 NE Corner of Anza & Santa Rita Roads

Property Address or APN

951/ 698-7270

Phone Number

formost@inland.net

Email Address

41391 Kalmia Street, Suite 100, Murrieta, California 92562, Telephone (951) 677-1800 Fax (951) 894-1500

DATE: 10/3/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

  
Signature

Steve Galver  
Print Name

45621 Corte Royal  
Mailing Address

Temecula CA 92592  
City, State & Zip Code

966-380-028-032  
Property Address or APN

951-302-9761  
Phone Number

Galvergroup@aol.com  
Email Address

DATE: 10/25/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,



Signature

Robert Humphreys

Print Name

45100 Rio Linda Road

Mailing Address

Temecula, Calif, 92592

City, State & Zip Code

45100/45055 Rio Linda Road

Property Address or APN

909 938-1063

Phone Number

None

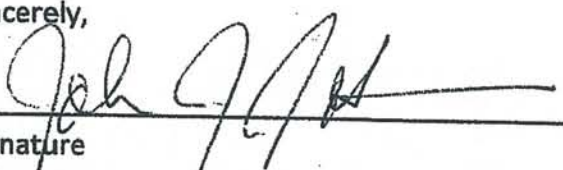
Email Address

DATE: 10/25/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

  
Signature

John J Johnson  
Print Name

41391 Kalmia St  
Mailing Address

Murrieta CA 92562  
City, State & Zip Code

966-380-0076008  
Property Address or APN

(951) 677-1800 x122  
Phone Number

jjjohnson@ramcon.com  
Email Address

DATE: 9-17-10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

Ronald L. Smith

Signature

RONALD L. SMITH

Print Name

1511 BAYSHORE DR. #802

Mailing Address

FT. LAUDERDALE, FL. 33304

City, State & Zip Code

966-380-010

Property Address or APN

954 565 4960

Phone Number

RONLYNDA@SMITH@BELLSOUTH.NET

Email Address

41391 Kalmia Street, Suite 100, Murrieta, California 92562, Telephone (951) 677-1800 Fax (951) 894-1500



DATE: 9/10/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

  
Signature

Steve Belver  
Print Name

45621 Corte Royal  
Mailing Address

Tamewick CA 92592  
City, State & Zip Code

966-380-028, 029, 030, 031, 032  
Property Address or APN

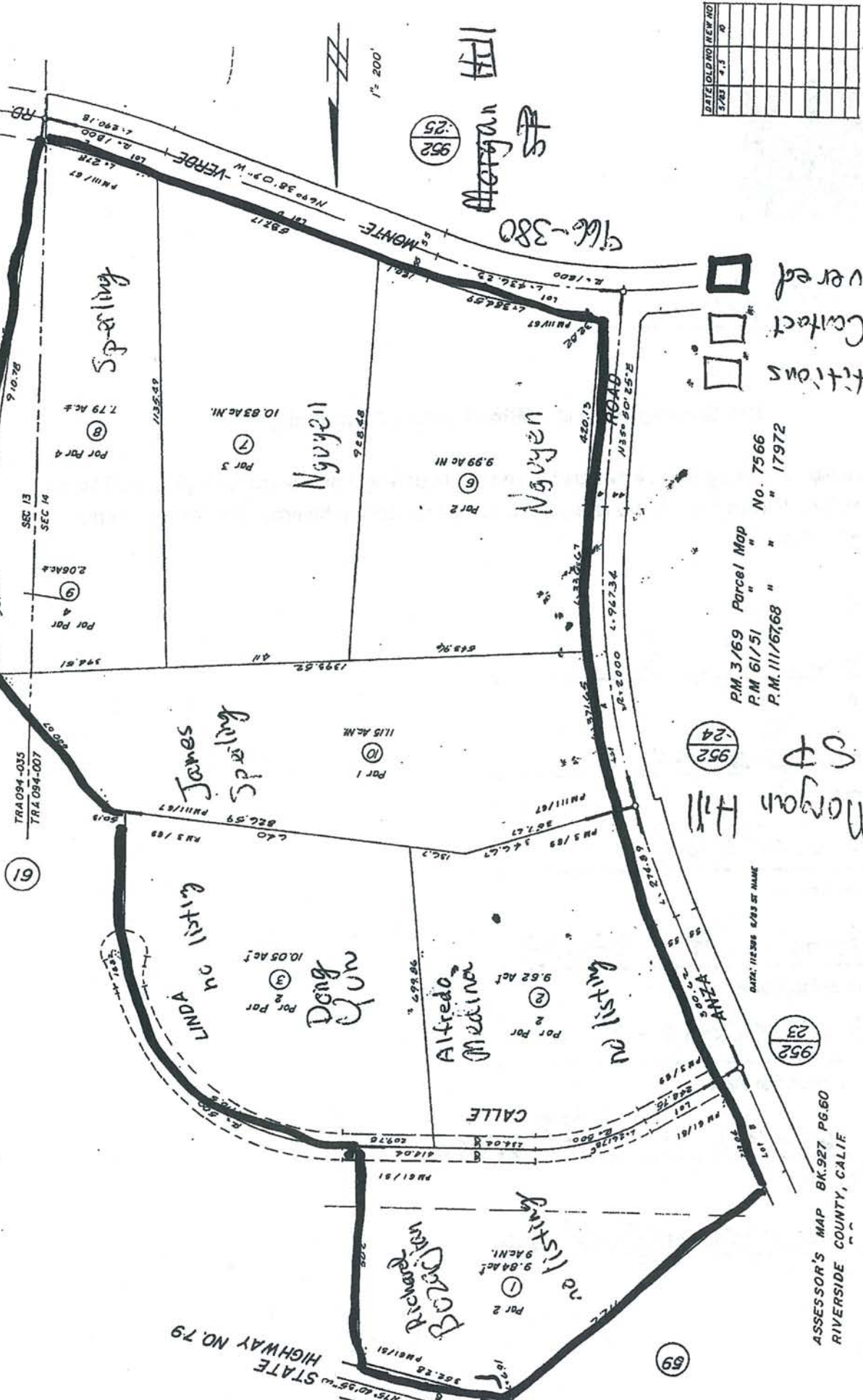
951-719-1813  
Phone Number

belvergroup@aol.com  
Email Address

927-13  
7-60

T.R.A. 094-007  
035

POR PAUBA RANCHO  
PROJECTED POR SEC'S 13 & 14 T.8 N.



DATE	OLD NO	NEW NO
5/23	4-3	20



DATE: 9/21/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

James Spierling  
Signature

James Spierling  
Print Name

9996 Gillette Rd.  
Mailing Address

Le Grand CA 95333  
City, State & Zip Code

927600010-7  
Property Address or APN

951-764-1080 c (309-389-4495-11)  
Phone Number

Spierlingvineyard@aol.com  
Email Address



DATE: 9/21/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

James Spertling  
Signature

James Spertling  
Print Name

9996 Gillette Rd.  
Mailing Address

Le Grand CA 95333  
City, State & Zip Code

927600010-7  
Property Address or APN

951-764-1080 c (309-389-4495-11)  
Phone Number

Spertlingvineyard@aol.com  
Email Address

DATE: 9/21/10

**Petition regarding the Wine Country Community Plan**

The undersigned being property owners in the vicinity of Anza Road, South of Highway 79 South hereby make it known that we are opposed to being included in the proposed Wine Country Community Plan.

Sincerely,

James Spertling  
Signature

James Spertling  
Print Name

9996 Gillette Rd.  
Mailing Address

Le Grand CA 95333  
City, State & Zip Code

927600010-7  
Property Address or APN

951-764-1080 c (309-389-4495-14)  
Phone Number

Spertlingvineyard@aol.com  
Email Address

41391 Kalmia Street, Suite 100, Murrieta, California 92562. Telephone (951) 677 1800 Fax (951) 894 1500

---

**From:** Coyle, Frank  
**Sent:** Wednesday, November 06, 2013 4:52 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Ordinance 348.4729

...another letter..

---

**From:** David [<mailto:dlb@californiadreamin.com>]  
**Sent:** Wednesday, November 06, 2013 7:54 AM  
**To:** Coyle, Frank  
**Subject:** Ordinance 348.4729

Dear Frank,

Please submit my comments of this email letter to the official record of the Planning Commission Public Meeting. These comments are consistent with the modification consider by the Board of Supervisors' to the proposed Ordinance No. 348.4729 the "Wine Country Community Plan".

1. Clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report

It is of vital importance to review the language and requirements of a Winery to ensure they produce on site what they sell on site. This language and percentage was confusing at the Board of Supervisors Public Hearing as presented by Staff. Temecula Wineries need to make Temecula wines.

Any current and future loss of rights under the new Existing Winery Zone will be a legal point of contention.

2. Modifications to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729

The loss of Winery / Hospitality Zone area to the North East and especially in the South East across Highway 79 South will limit the size and growth of Temecula wine country and the need for more acres of planted grapes (this is the important part) in regions and soils that produce better wine quality. Once we plant houses there is no going back.

Sincerely,

David L. Bradley  
Vindemia Winery

---

**From:** Stark, Mary  
**Sent:** Tuesday, November 19, 2013 7:07 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Cc:** Brewer, Marc  
**Subject:** FW: Temecula Wine Country Trail Plan

Wine Country Trails

Mary C. Stark  
TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

-----Original Message-----

**From:** Traci Lorts [<mailto:tlorts@gmail.com>]  
**Sent:** Monday, November 18, 2013 10:20 PM  
**To:** Stark, Mary  
**Subject:** Temecula Wine Country Trail Plan

I am strongly against the proposed equestrian/bike trail plan as delineated. Some of these trails go in peoples backyards and side yards where there is no easements. Making easements now would lower property values and majorly invade their privacy. Please keep trails on established easements in front yards. Thank you.

Thanks,  
Traci

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails.

The proposed trail system has many of the trails going along, between and behind privately owned parcels. These trails can to be used for commercial equestrian and mountain bike adventures. These groups are sometimes up to 20 at a time, 4-5 times a day. And as the wine country area grows we can only expect increased use of these trails. The average equestrian ride rarely lasts more than 2 hrs. Do they really need this many trails?

The expansion of these trails in residential areas will lead to multiple issues;

- Decreased property values if we have easements/trails on our lot line: something we cannot afford.
- Environmental issues including the increase of dust, airborne particles, flies, horse excrement and smell, increased noise and trash.
- Liability issues: when someone gets injured on this easement, will we be sued? When someone is injured, how will EMS get to them?
- Nature issues: This will surely disrupt the connecting trails for local wildlife, including the bobcats and mountain lions, which need undisturbed trails for migrating. Not to mention the other little critters, rabbits and squirrels that will be scared off by the increase in human traffic.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism and mayhem.

Many of these trails will go within feet of our pools as we lay in our bathing suits and by our quiet areas as we relax in our hammocks. We will have strangers peering at us and our children while they play in their yards. Most of our parcels have open fencing, not wood fencing like tract home, which doesn't prevent strangers from peering into our yards. The privacy and peace and quiet that we have all become accustomed to will never be quiet or private again!

I strongly recommend that you revise the plan, and if you want more trails to keep them on established roadways. We anticipate commercial traffic there and cannot complain too much if trails are established there. We have built our homes to create private havens in our backyards and we will object if trails are built there.

As you merge the residential and equestrian areas please keep residential needs in mind and the equestrian needs in check.

Respectfully

*Russell + Traci Lortz*





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**From:** Mary Morris <zephyr2k@roadrunner.com>  
**Sent:** Sunday, November 17, 2013 8:01 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** Letter in support of Proposed Trails Plan for Wine Country

November 16, 2013

To: Riverside County Planning Commissioners and Board of Supervisors

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners and Supervisors,

I strongly support the proposed Wine Country Trails Network, and ask that you approve it.

I am a frequent user of Temecula Valley trails. Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders. Today was a beautiful, crisp, fall day (especially after the overnight rain shower) and I enjoyed a horseback trail ride in & around De Portola Road along with a nice brunch at one of the local wineries. Further, it is a unique adventure I often bring out-of-town visitors to experience as well.

The proposed map for the Wine Country Trails Network is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,

*Mary Morris*  
Mary Morris  
1511 So. Elk Road  
Anaheim, CA 92804

November 16, 2013

To: Riverside County Planning Commissioners and Board of Supervisors

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners and Supervisors,

I am a landowner in the Temecula Valley. I strongly support the proposed Wine Country Trails Network, and ask that you approve the proposed trails plan for Wine Country.

Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,



Kerri Graham  
40710 Los Ranchos Circle  
Temecula, CA 92592

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**From:** Stark, Mary  
**Sent:** Monday, November 18, 2013 9:02 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Cc:** Brewer, Marc  
**Subject:** FW: re:trails

Wine Country Trails...

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

---

**From:** Rosemary Smith [<mailto:smittysranch-home@msn.com>]  
**Sent:** Monday, November 18, 2013 8:59 AM  
**To:** Stark, Mary; [cob@rebos.org](mailto:cob@rebos.org); Nanthavongdouangsy, Phayvanh; Coyle, Frank  
**Subject:** re:trails

We support the trails Network and hope it will become a reality for all the horse lovers in Temecula. We live in Wine Country and everyone around us seems to enjoy seeing the riders using the trails and roads and especially like having the horses meandering our area. On behalf of all the riders in our area, we hope you will see fit to support the Wine Country Trails Network.

Sincerely,

Rosemary

Rosemary & Ray Smith  
36284 Via El Pais Bonita  
Temecula, CA 92592  
(951) 699-8846

---

**From:** aeronska@gmail.com  
**Sent:** Monday, November 18, 2013 8:25 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** Questions regarding trails (design, location)

Dear sirs; I am not happy and oppose a community horse trail running through my property. I paid for and own this property as my personal residence and dont want strangers riding through my back yard. No one would want this, including myself! There are already miles of established streets and roadways where they could establish a horse trail alongside, but not through my backyard, this is rediculous!! Submitted By: Alan Ronska

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**From:** Coyle, Frank  
**Sent:** Tuesday, November 19, 2013 7:32 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Attached PDF  
**Attachments:** 4017\_001.pdf

See attached...

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**From:** Larry R. Markham [<mailto:lrmarkham@markhamdmq.com>]  
**Sent:** Monday, November 18, 2013 2:52 PM  
**To:** Coyle, Frank  
**Cc:** [JOHN@JDPDEVELOPMENT.COM](mailto:JOHN@JDPDEVELOPMENT.COM)  
**Subject:** FW: Attached PDF

FYI, WC BOUNDARY EXCLUSION REQUEST

11.6.13 HAS 2 OUT OF 3

REQUEST WAS ALL 3

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**From:** Larry R. Markham  
**Sent:** Tuesday, June 11, 2013 11:07 AM  
**To:** Larry R. Markham  
**Subject:** FW: Attached PDF

---

**From:** Larry R. Markham  
**Sent:** Tuesday, May 07, 2013 11:59 AM  
**To:** Coyle, Frank ([FCOYLE@rctlma.org](mailto:FCOYLE@rctlma.org)); Barnes, Olivia ([OBBarnes@rcbos.org](mailto:OBBarnes@rcbos.org))  
**Subject:** FW: Attached PDF

ATTACHED YOU WILL FIND THE APN MAP FOR THE HADDAD PROPERTY, WHICH IS CURRENTLY ZONED RA- 5 AND IS DESIGNATED RC-EDR (2 ACRE MIN) IN THE GEN PLAN.

THIS PROPERTY IS PROPOSED FOR INCLUSION IN THE EXPANDED WINE COUNTRY POLICY AREA AS WC-WINERY.

THERE IS A MAJOR DRAINAGE COURSE THAT DIVIDES THE PROPERTY AND THIS MAKES THE PROPERTY NOT FEASIBLE FOR THE EDR DESIGNATION.

THIS SAME DRAINAGE COURSE MAKES THE PROPERTY NOT FEASIBLE FOR WINERY/S.

THE OWNER WISHES TO KEEP THE CURRENT ZONING AND LAND USE DESIGNATION AND WOULD REQUEST TO BE REMOVED FROM THE WC POLICY AREA CONSISTENT WITH THE REMOVAL OF THE PROPERTY IMMEDIATELY TO THE WEST, THAT STAFF AND PLANNING COMMISSION RECOMMENDED TO THE BOARD TO BE REMOVED. THIS ACME AT THE OWNERS REQUEST, FOR THE SIMILAR REASONS.

THE OWNER PURCHASED THE SUBJECT PROPERTY IN 2007, IN RELIANCE ON THE CURRENT GENERAL PLAN AND ZONING DESIGNATIONS AND DOES NOT WISH TO SEE THOSE CHANGED.

LET ME KNOW WHEN WE CAN MEET AND DISCUSS IN GREATER DETAIL

**(Attachment F BOS 12/03/13 page 62 of 350)**

THX IN ADVANCE.

LRM

**From:** Markham INC [[mailto:mdmg\\_scan@markhamdmg.com](mailto:mdmg_scan@markhamdmg.com)]

**Sent:** Tuesday, May 07, 2013 11:47 AM

**To:** Larry R. Markham

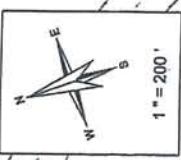
**Subject:** Attached PDF

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 14 2012

POR SEC. 22, 27, 28 T.7S R.2W  
POR. PAUBA RANCHO

943-14  
925-02

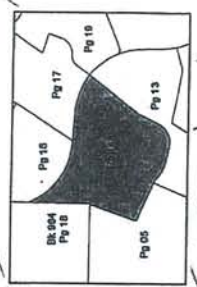
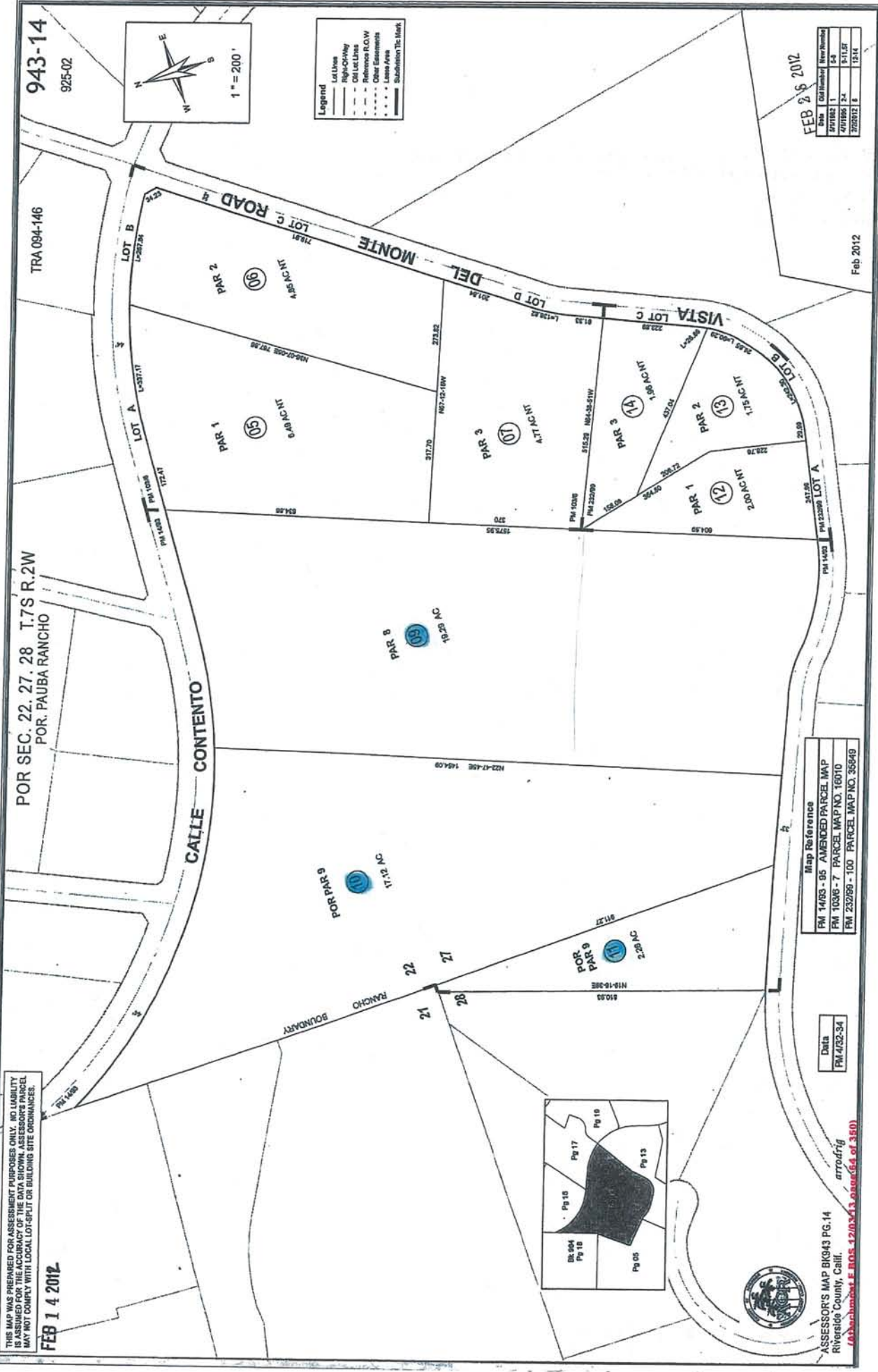


Legend

- Lot Lines
- High-Off-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tie Mark

FEB 26 2012

Date	Old Number	New Number
07/05/01	1	6-8
07/09/01	2-4	9-11, 17
07/09/01	5	13-14



Map Reference

FM 14055 - 95	AMENDED PARCEL MAP
FM 10365 - 7	PARCEL MAP NO. 16010
FM 23269 - 100	PARCEL MAP NO. 35648

Data

FM 4132-34
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ASSESSOR'S MAP BK943 PG. 14  
Riverside County, Calif.  
*atrrdfg*  
 12/03/11, 11:58 AM (64 of 350)

Feb 2012

**Timothy Roberts**  
**37895 Normandy Road**  
**Winchester, CA 92596**

November 16, 2013

**Riverside County Planning Commission**  
**4080 Lemon Street**  
**Riverside, CA 92501**

Dear Planning Commission:

I am writing to ask you to exclude Parcels, **964-120-011, 964-120-012, 964-120-013**, from the **Wine Country Community Plan – Ordinance 348.4729**. This ordinance will soon come to a vote and we do not agree with the numerous restrictions set forth on our properties. We also believe that this is Ordinance will have a negative impact on our property values.

Our properties sit on the northern most boarder of the plan and border the Lake Skinner Recreation area. I have attached parcel maps and excerpts from the WCCP map to indicate the locations of our properties. I have also attached signed petitions from each of the property owner requesting exclusion from the WCCP.

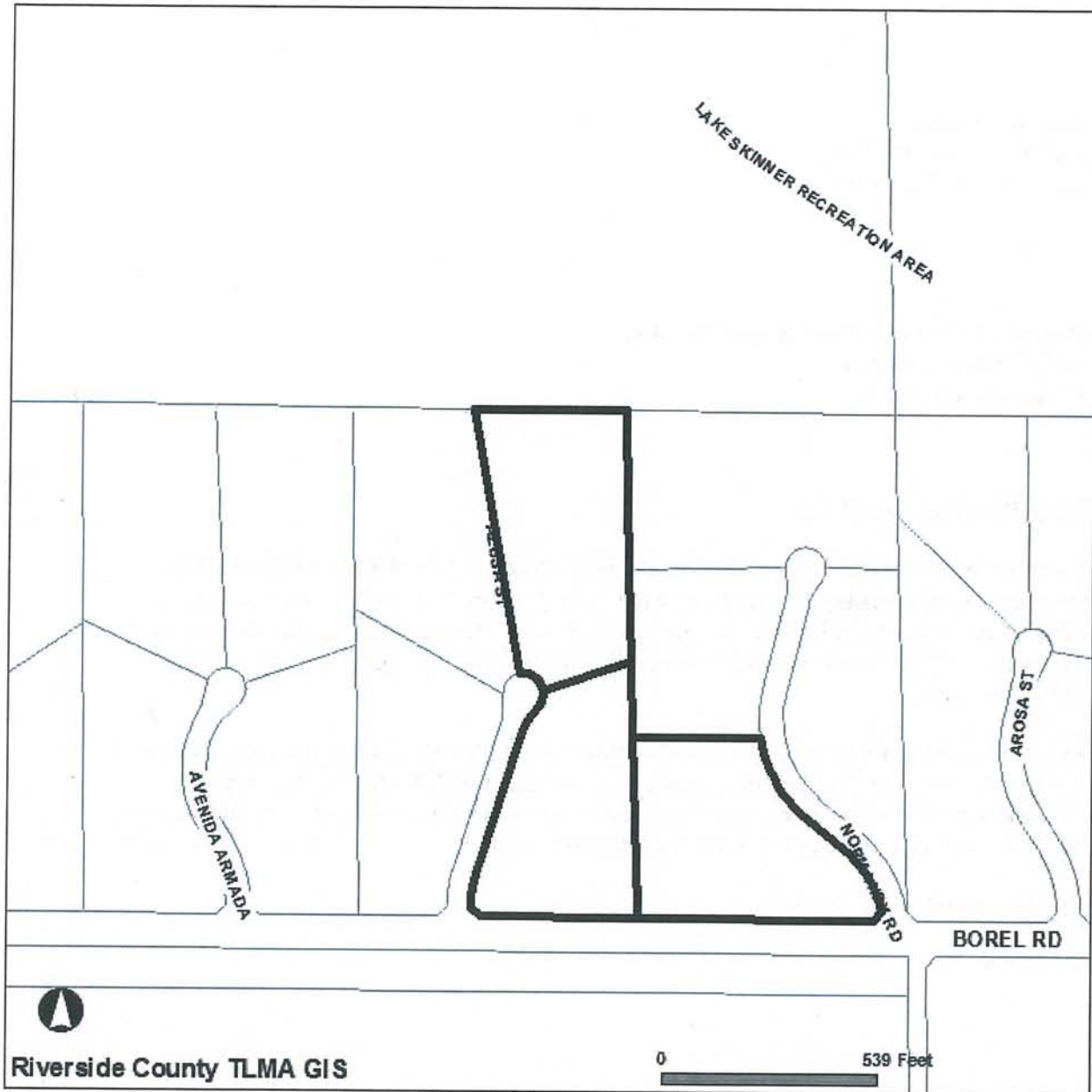
Thank you for your support.

Sincerely,

Tim Roberts



Parcels to be Excluded from the WCCP



Selected parcel(s):  
964-120-011 964-120-012 964-120-013

**\*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 Nov 19 2013 10:34:12 GMT-0800 (Pacific Standard Time)

Version 131001

Prepared by Tim Roberts



SKINNER

Parcels  
Requesting  
Exclusion from  
WCCP.

BOREL RD

WARREN RD

EBENTON RD

(Attachment F BOS 12/03/13 page 68 of 350)

## Petition Regarding the Wine Country Community Plan

Date: 01/19/13

The undersigned being property owners in the vicinity of North of Borel Road and South of Lake Skinner Recreation Area here by make it known that we are opposed to being included in the proposed **Wine Country Community Plan**.

Sincerely,

\_\_\_\_\_  
Signature

Kathleen Mercer  
\_\_\_\_\_

Print Name

26161 Ave Bonachon  
\_\_\_\_\_

Mailing Address

Mission Viejo, CA 92561  
\_\_\_\_\_

City, State & Zip Code

964-120-012  
\_\_\_\_\_

Property Address or APN

949-855-0176  
\_\_\_\_\_

Phone Number

KBM123@cox.net  
\_\_\_\_\_

Email Address

## Petition Regarding the Wine Country Community Plan

Date: 11/19/13

The undersigned being property owners in the vicinity of North of Borel Road and South of Lake Skinner Recreation Area here by make it known that we are opposed to being included in the proposed **Wine Country Community Plan**.

Sincerely,

---

Signature

Juan & Rosie Diaz

Print Name

37800 Azusa Street

Mailing Address

Winchester, CA 92596

City, State & Zip Code

964-120-011

Property Address or APN

951-926-3466

Phone Number

---

Email Address

## Petition Regarding the Wine Country Community Plan

Date: 11/19/13

The undersigned being property owners in the vicinity of North of Borel Road and South of Lake Skinner Recreation Area here by make it known that we are opposed to being included in the proposed **Wine Country Community Plan**.

Sincerely,

---

Signature

Timothy & Rachel Roberts

---

Print Name

37895 Normandy Road

---

Mailing Address

Winchester, CA 92596

---

City, State & Zip Code

964-120-013

---

Property Address or APN

9626-641-5894

---

Phone Number

timothy\_roberts@hotmail.com

---

Email Address



November 19, 2013

Mr. John Petty, Chairman  
Riverside County Planning Commission  
4080 Lemon Street  
Riverside, CA 92501

Mr. Petty-

I am writing today to formally submit my opposition to the "two habitable stories" for hotels and resorts as outlined in the *Temecula Valley Wine Country Community Plan*.

Since 2003, I have been diligently working on my dream project *Carter Estates* and after many plan revisions (due to changes with County set-back requirements and the lack of a sewer system); I was able to pull the grading permit for Phase One of the project earlier this month. For your knowledge, phasing the project was done at the recommendation of the Planning Department as talks with Eastern Municipal Water District had already begun regarding bringing sewer to Wine Country and since without sewer the complete *Carter Estates* could never be approved.

Now that the sewer system is eminent, thanks to my commitment of the last 56 EDU's needed before the 10/31/13 deadline, I had hoped to submit Phase Two of *Carter Estates* for County review in early 2014. Phase Two has always included a three-story hotel and now with the changes to the *Temecula Valley Wine Country Community Plan* regarding how many stories a hotel can be, I am greatly concerned about the impact on the long-term viability of *Carter Estates*.

The issue of two-story construction had come up previously; and when speaking with Mitra Mehta-Cooper, the County's previous point person on the *Temecula Valley Wine Country Community Plan*, I had been assured that there would be no problem with the existing three-story hotel contained in the Carter Estate plans, because it was in a non-residential area.

Chairman Petty, I know you are aware of all my accomplishments that have brought worldwide recognition to Wine Country and the County. Three *California State Winery of the Year* awards, a gold medal for my Cabernet at a Paris wine competition and proving that a resort concept can be successful in Wine Country are just a few. But, my most important accomplishment is being a business leader in Wine Country and a cooperative partner with the County.

I relate all of this to you because I am greatly upset about the County's plans to change our previously reached agreement. I had been told I would be allowed to build a three-story hotel at Carter Estates; and today, I am not seeing any reciprocal value from the County. I have given so much to and worked so hard to help build and establish Temecula Wine Country as an award-winning wine region.

Furthermore, the much discussed Calvary Chapel is the next door neighbor to *Carter Estates*. In support of the greater good and political climate of the County, I took a neutral position on this hot topic. This move actually cost me my Board seat on the *Temecula Valley Winegrowers Association*. After that, I discontinued working all the hours I had spent going to meetings to create the *Temecula Valley Wine Country Community Plan*. But, it should be known that, when I left, there were no two-story building limitations being reviewed.

With all of this being said, I respectfully request you consider allowing *Carter Estates*, in its entirety, to be added to the *Wine Country- Existing zone* and I trust you will consider that because of the history the project already has with the County and the investments I have made – both personally and monetarily – to build a mutually respected relationship with the County over the years. I believe you would agree we have all invested far too much time and money over the course of the past ten years; and that the existing *Carter Estates* plan should be able to proceed in an expedited fashion, once the sewer is built.

Thank you for your time and consideration.

Sincerely,



James A. Carter  
Owner/Vintner, South Coast Winery Resort & Spa and Carter Estates

cc. Frank Coyle, Deputy Director Advanced Planning Division



November 20, 2013

Riverside County Planning Commission  
4080 Lemon St. 12th Floor  
Riverside, CA 92502

**RE: Wine Country Plan**

Dear Planning Commissioners,

I am submitting this letter, in reference, to the property located at 38801 Los Corralitos Rd. often referred to as Galway Downs. The property is a 240 acre Commercial Equestrian facility. We support the Wine Country Plan. However, the plan, as written, limits the ability to meet the plan goals and objectives, specifically in the areas of promoting tourism and providing economic viability to equestrian operations.

Our goal is to become an all inclusive equestrian resort providing amenities and incidental uses as outlined in the plan. An equestrian themed lodging facility is part of our plan. We recommend **Lodging Facilities** be added as an allowed use with proper permitting as outlined in WC-W zone and in conjunction with a class II Equestrian Establishment on lots 100 acres or more.

Also, South West Area Plan (SWAP) 1.18 was determined to be applicable to the Wine Country Plan. However, several terms are not included in the Wine Country Plan. We recommend you include Event Grounds as indicated in SWAP 1.18 to Class II Equestrian Establishments on 100 acres or more.

Thank you for your time and consideration.

Respectfully,



Alan Long  
38801 Los Corralitos  
Temcula, CA, 92592

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

The expansion of these trails in residential areas will lead to multiple issues:

- Damage to natural vegetation in blue line and ethereal streams will lead to property erosion and water table contamination, all of which the State Water board clearly prohibits. (CEQUA)
- Fish and game protects the local ecosystem that provides food, shelter, and natural migration pathways for the local wildlife.
- Liabilities issues include the fact that homeowners could potentially be sued if someone gets injured on the community trails. The Vineyards use air cannons to scare birds away throughout the year, which potentially could spook a horse and cause injury. In addition, if there is an injury on the trail, there is no clear route for an emergency vehicle to assist an injured person.
- Agricultural issues include loss of vineyard production due to dust.
- Property values will be decreased for homeowners that have easements along the proposed trails. There is no funding associated with maintaining the integrity or esthetics of the proposed trails, which will lead to a pathway that is dangerous to traverse and is littered with trash and excrement.
- Health issues include: the increase of dust, airborne particles, flies, and noise.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism, verbal abuse, and mayhem. Additionally, Code enforcement and Riverside County Sheriffs will be unable to respond to any issues perpetrated on the trail, due to lack of access.
- As property owners in the wine country, for years we have been paying taxes to the CSA for road improvements. Currently, there's a lack of maintenance on the public roads, and some are still unpaved and dangerous to drive on. Will funding for the proposed trails come from CSA money? Will there be a public vote on where the funding of this project comes from?

These issues can be eliminated by removing all regional open space trails (denoted in pink on proposed map) and all community trails (denoted in red on proposed maps). We propose expanding trails East of Pauba Road, where there are current equestrian trails connecting to Vail Lake. In conclusion, we are opposed to the development of any trails in residential areas.

Print Name RR Morrin Date 11/18/13

Signature \_\_\_\_\_

Address or APN # 39770 Anza Road Temecula Ca 92591 *Anza rd. 7/11/12*

Phone Number 951 693-9387

**Wine Country Residential Coalition**

**951-201-1074**

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

*I disapprove commercial use of these horse trails.*

The expansion of these trails in residential areas will lead to multiple issues;

- Damage to natural vegetation in blue line and ethereal streams will lead to property erosion and water table contamination, all of which the State Water board clearly prohibits. (CEQUA)
- Fish and game protects the local ecosystem that provides food, shelter, and natural migration pathways for the local wildlife.
- Liabilities issues include the fact that homeowners could potentially be sued if someone gets injured on the community trails. The Vineyards use air cannons to scare birds away throughout the year, which potentially could spook a horse and cause injury. In addition, if there is an injury on the trail, there is no clear route for an emergency vehicle to assist an injured person.
- Agricultural issues include loss of vineyard production due to dust.
- Property values will be decreased for homeowners that have easements along the proposed trails. There is no funding associated with maintaining the integrity or esthetics of the proposed trails, which will lead to a pathway that is dangerous to traverse and is littered with trash and excrement.
- Health issues include: the increase of dust, airborne particles, flies, and noise.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism, verbal abuse, and mayhem. Additionally, Code enforcement and Riverside County Sheriffs will be unable to respond to any issues perpetrated on the trail, due to lack of access.
- As property owners in the wine country, for years we have been paying taxes to the CSA for road improvements. Currently, there's a lack of maintenance on the public roads, and some are still unpaved and dangerous to drive on. Will funding for the proposed trails come from CSA money? Will there be a public vote on where the funding of this project comes from?

These issues can be eliminated by removing all regional open space trails (denoted in pink on proposed map) and all community trails (denoted in red on proposed maps). We propose expanding trails East of Pauba Road, where there are current equestrian trails connecting to Vail Lake. In conclusion, we are opposed to the development of any trails in residential areas.

Print Name \_\_\_\_\_ Lashman Soriya \_\_\_\_\_ Date \_\_\_\_\_ Nov. 18, 2013 \_\_\_\_\_

Signature \_\_\_\_\_

*Lashman Soriya*

Address or APN # \_\_\_\_\_ 36450 Via El Pais Bonita, Temecula, CA 92592 \_\_\_\_\_

*MEADOW TRAIL*

Phone Number \_\_\_\_\_ 951-302-7572 \_\_\_\_\_

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion of the Lemoore Wild Country Community Trails General Plan Amendment No. 1077 and Program Environmental Impact Report No. 154, as it will significantly impact the Property and Use of Life.

The expansion of these trails in residential areas will lead to multiple issues:

- Damage to natural vegetation in blue pine and cottonwood streams will lead to property erosion and water table contamination, all of which the State Water board clearly prohibits. (CIRQA)
- Fish and game products the local ecosystem that provide food, shelter, and natural migration pathways for the local wildlife.
- Additional issues include the fact that homeowners could potentially be used if someone gets injured on the community trails. The Vineyards use air cannons to scare birds away throughout the year, which potentially could spook a horse and cause injury. In addition, if there is an injury on the trail, there is no clear route for an emergency vehicle to assist an injured person.
- Agricultural issues include loss of vineyard production due to dust.
- Property values will be decreased for homeowners that have easements along the proposed trails. There is no funding associated with maintaining the integrity or aesthetics of the proposed trails, which will lead to a pathway that is dangerous to traverse and is littered with trash and easement.
- Health issues include the increase of dust, airborne particles, flies, and noise.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism, verbal abuse, and mayhem. Additionally, Code enforcement and Riverside County Sheriff's will be unable to respond to any issues perpetrated on the trail, due to lack of access.
- As property owners in the wine country, for years we have been paying taxes to the CSA for road improvements. Currently, there's a lack of maintenance on the public roads, and some are still improved and dangerous to drive on. Will funding for the proposed trails come from CSA money? Will there be a public vote on where the funding of this project comes from?

These issues can be eliminated by removing all regional open space trails (denoted in pink on proposed map) and all community trails (denoted in red on proposed map). We propose expanding trails East of Pasha Road, where there are current equestrian trails connecting to Vail Lake. In conclusion, we are opposed to the development of any trails in residential areas.

Print Name Laura Doughty Date 11-19-13

Signature Laura K Doughty

Address or APN: 34385 Cooperman Cir Temecula CA

927470013-3 927510022-0 927470013-4

Phone Number 0: 951-240-0099

H: 951-694-5319

**ROSEA TRAIL**

## Copy of petition to Mr. Stone

---

From: **Laura Doughty** (hivetimebees@yahoo.com)

Sent: Tue 11/19/13 10:19 PM

To: eileenrivard@hotmail.com (eileenrivard@hotmail.com)

1 attachment

photo.JPG (282.3 KB)

I was unable to make available i an email so I have attached this photograph to register my objections to the current trails expansion in the residential area of Temecula. Laura Doughty  
34385 Cooperman Circle, Temecula, CA 92592  
951-694-5319

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

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Print Name John P. Dubots Date 11/19/13  
Signature *John P. Dubots*  
Address or APN # 33775 Corte Privada Temecula, CA 92591  
Phone Number 951-506-9765

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

VINO  
WAY  
TRAIL

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Print Name MICHELLE WATT Date Nov 15-13  
Signature Michelle Watt  
Address or APN # 1199A HUNTER DR TEMECULA  
Phone Number 951-533-6224

Wine Country Residential Coalition

951-201-1074

De Playa Trail

wonderwoman1970@msn.com

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails.

The proposed trail system has many of the trails going along, between and behind privately owned parcels. These trails can to be used for commercial equestrian and mountain bike adventures. These groups are sometimes up to 20 at a time, 4-5 times a day. And as the wine country area grows we can only expect increased use of these trails. The average equestrian ride rarely lasts more than 2 hrs. Do they really need this many trails?

The expansion of these trails in residential areas will lead to multiple issues;


- Decreased property values if we have easements/trails on our lot line: something we cannot afford.
- Environmental issues including the increase of dust, airborne particles, flies, horse excrement and smell, increased noise and trash.
- Liability issues: when someone gets injured on this easement, will we be sued? When someone is injured, how will EMS get to them?
- Nature issues: This will surely disrupt the connecting trails for local wildlife, including the bobcats and mountain lions, which need undisturbed trails for migrating. Not to mention the other little critters, rabbits and squirrels that will be scared off by the increase in human traffic.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism and mayhem.

Many of these trails will go within feet of our pools as we lay in our bathing suits and by our quiet areas as we relax in our hammocks. We will have strangers peering at us and our children while they play in their yards. Most of our parcels have open fencing, not wood fencing like tract home, which doesn't prevent strangers from peering into our yards. The privacy and peace and quiet that we have all become accustomed to will never be quiet or private again!

I strongly recommend that you revise the plan, and if you want more trails to keep them on established roadways. We anticipate commercial traffic there and cannot complain too much if trails are established there. We have built our homes to create private havens in our backyards and we will object if trails are built there.

As you merge the residential and equestrian areas please keep residential needs in mind and the equestrian needs in check.

Respectfully

  
44950 FRIGS LEAP ST. TEMECULA, CA 92592  
ADDRESS

*De Playa TRAIL*  
PRINT NAME Jeff Thomas



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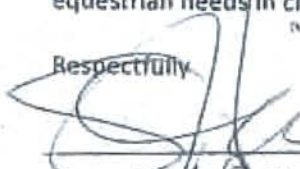
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PRINT NAME

De Playa Trail  
Stacy Hines

ADDRESS

43304 Corte Pualto Temecula, CA

91792

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Print Name Chet Jozniak Date 11/18/13

Signature *Chet Jozniak*

Address or APN # 39790 Anza Road Temecula Ca 92591 *ANZAN. TRAIL*

Phone Number 951 693-4701

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Evelyn Jozwiak Date 11/18/13

Signature *Evelyn Jozwiak*

Address or APN # 39790 Anza Road Temecula Ca 92591 *ANZA TRAILS*

Phone Number 951 693 4701

**Wine Country Residential Coalition**

**951-201-1074**

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name

Paul Chamberlain

Date

1-19-13

Signature Paul Chamberlain

Address or Apn # 42280 Calle Lagartija *holding hands trail*  
Temecula, CA 92592

PhoneNumber 951 302 5026

Wine Country Residential Coalition

951-201-1074

To Whom It May Concern:

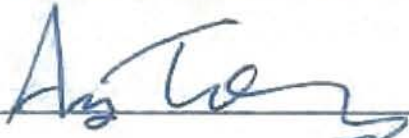
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Print Name ANTHONY THORNBURG Date 11/19/2013

Signature 

Address or Apt # 941 260 008-0 36351 Via Burgandy

VINO GAP TRAIL

Phone Number 858-337-1794

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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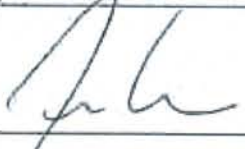
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Print Name FRANCIS HELMLE Date 11/18/15

Signature 

Address or Apn # 36320 VIA BURGUNDY *VINO GRAP TRAIL*  
TEMECULA CA 92592

Phone Number 951-303-1885

**Wine Country Residential Coalition**  
951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name PAMELA HELMLE Date 11/18/23

Signature Pamela Helmler

Address or Aprn # 36320 Via Burgandy 92595 *VINO GAP TRAIL*

Phone Number 951-303-1895

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



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Print Name Kirsten Thornburg Date 11/19/13

Signature Kirsten Thornburg

Address or Apn #

36351 Via Burgandy

Temecula, CA 92592

Phone Number 858-337-1793

*VINO GAP TRAIL*

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Donna Thomas Date 11-19-13

Signature Donna Thomas

Address or Apn # 36351 Via Breyer *Vino Gap Trail*  
Temecula, CA 92592

Phone Number 951-219-5742

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Ray Trombetta Date 4/19/2013

Signature 

Address or Apn # 36351 Uta Burgandy  
Temecula, CA 92592

Phone Number 760-322-5802

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

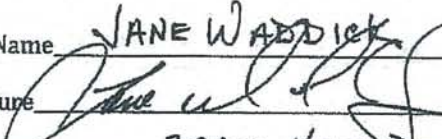
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Print Name JANE WADDICK Date 11-19-2013  
Signature   
Address or APN # 32727 VISTA DEL MONTE, TEMECULA 92591 monteASIC  
Phone Number 951-297-1137

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name Alan Ronsky Date 11/18/13

Signature 

Address or Apt # 40810 Camino Del Vino *Monte Dale*  
Temecula CA 92592

Phone Number 951-303-1454

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name CRAIG & ANNIE FLOST Date 11-18-2013

Signature Cathy Helf

Address or Apn # 41005 REID CT. TEMECULA, CA 92591  
APN# 943110-011

*De Playa Trail*

PhoneNumber 951-757-2342

Wine Country Residential Coalition  
951-201-1074

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Print Name Betty F Nushbaum Date 11-19-13

Signature Betty F Nushbaum

Address or Apn # 40995 Via Fernando *Meadow Trail*  
Temecula, Ca - 92592

Phone Number 951-303-2395

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



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Print Name PAUL NUSBAUM Date 11-19-13

Signature Paul Nusbaum

Address or Apt # 40995 VIA FERNANDO *Meadow Trail*  
TEMECULA - Ca. 92592

Phone Number 951-303-2395

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name JEROME MACK JR Date 11/19/13

Signature *Jerome E. Mack Jr*

Address or Apt # 35600 SCHUBER LN

TEMECULA, CA

Phone Number 951-907-5445

*ROSEA E. TRAIL*

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Rochelle J. Wren Date 11/19/13

Signature Rochelle Wren

Address or Apt # 42355 Tree Poppy Dr  
Temecula CA 92592

*ROSE E. TRAIL*

Phone Number 951 377 3808

Wine Country Residential Coalition

951-201-1074, wonderwoman1970@msn.com

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Print Name PAUL GIARUSSO Date 11/19/13

Signature 

Address or Apn # 42115 COLLEEN CIRCLE *ROSEA W TRAIL*

TEMECULA, CA 92592

Phone Number 951-587-8888

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Tracy Giarrusso Date 11/19/13

Signature 

Address or Apt # 42115 Colleen Circle *ROSEA W. TRAIL*

Temecula CA 92592

Phone Number 951.775.7600

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Tim O'Leary Date 11/19/13

Signature 

Address or Apn # 42110 COLLEEN CIRCLE TEMECULA CA 92592 *Rosen W. Trail*

Phone Number (714) 666-3306

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Inga Reynolds Date 11/19/13

Signature *Inga Reynolds*

Address or Apt # 42200 COLLEEN CIR *ROSEA W. TRAIL*  
TEMECULA CA 92592

Phone Number (951) 506-1956

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name MURRAY REYNOLDS Date 1/19/13

Signature 

Address or Apn # 42700 Colleen Cir *ROSE W. TRAIL*  
Temecula, CA 92592

Phone Number (951) 506-1956

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

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Print Name William D. Matfield Date 11-18-13  
Signature William D. Matfield  
Address or APN # 39800 Calle Del Vinobos Temecula 92591  
Phone Number 951 308-9177 *VINO WAY TRAIL*

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Carolyn Mayfield Date 11-18-13  
Signature Carolyn Mayfield  
Address or APN # 39800 Calle de Vinedos Temecula CA  
Phone Number 951-634-5701 *VINO MAX TRAIL*

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Alex J Rcio Date 11/19/14

Signature Alex J Rcio

Address or Aprn # 41600 Valencia Way  
Temecula, Ca 92592

Phone Number 951-302-3151

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Patricia M Reid Date 11-19-13

Signature Patricia M Reid

Address or Apn # 41600 Valenciana Way  
Temecula Ca 92592

Phone Number 951 302 3157

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Debra Russell Date 11-19-13

Signature Debra Russell

Address or Apn # 41650 Valencia Way  
Temecula

*Valencia Trail*

Phone Number 951 302-8495

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Carolyn Tait Date 11-19-13

Signature C. Tait

Address or Apt # 41665 Valencia Way  
Temecula, CA. 92592

Phone Number 760-685-5334

*Valencia Trail*

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Cynthia Goodno Date 11/18/13

Signature Cynthia Goodno

Address or Apt # 35712 Linda Rosa Road  
Temecula Ca 92592

*ROSEA E. TRAIL*

Phone Number 951-302-2772

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name JOHN + WANETA PAPP Date NOV 19, 2013

Signature *Waneta M. Papp*

Address or Apn # 33998 LIANA ROSEA RD. *ROSEA E. TRAIL*

TEMECULA, CA 92592

Phone Number 951-642-0665

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



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Print Name Thomas Goodno Date 11/19/13

Signature 

Address or APN # 35712 Linda Rosea Rd  
Temecula Ca 92592

*ROSEAL E TRAIL*

Phone Number 951-302-2772

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Tuvia Vecchi Date 11/18/13

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Print Name

HUGO A. VECCHI

Date

11-19-13

Signature *[Handwritten Signature]*

Address or Apn # 32857 Vista De Oro *Beneda-Floric*  
Temecula CA 92591

PhoneNumber 951-265-4524

Wine Country Residential Coalition  
951-201-1074  
wonderwoman1970@msn.com

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Print Name

Tifani/Larry Barnes

Date

11/18/13

BEREND  
TRAIL

Signature

*[Handwritten signature]*

Address or Apn #

39224 Dirk Lane  
Temecula, Ca. 92591

Phone Number

951-1099-2122

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*\*  
THROWN  
HORS E  
Problem*

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails.

The proposed trail system has many of the trails going along, between and behind privately owned parcels. These trails can to be used for commercial equestrian and mountain bike adventures. These groups are sometimes up to 20 at a time, 4-5 times a day. And as the wine country area grows we can only expect increased use of these trails. The average equestrian ride rarely lasts more than 2 hrs. Do they really need this many trails?

The expansion of these trails in residential areas will lead to multiple issues;

- Decreased property values if we have easements/trails on our lot line: something we cannot afford.
- Environmental issues including the increase of dust, airborne particles, flies, horse excrement and smell, increased noise and trash.
- Liability issues: when someone gets injured on this easement, will we be sued? When someone is injured, how will EMS get to them?
- Nature issues: This will surely disrupt the connecting trails for local wildlife, including the bobcats and mountain lions, which need undisturbed trails for migrating. Not to mention the other little critters, rabbits and squirrels that will be scared off by the increase in human traffic.
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism and mayhem.

Many of these trails will go within feet of our pools as we lay in our bathing suits and by our quiet areas as we relax in our hammocks. We will have strangers peering at us and our children while they play in their yards. Most of our parcels have open fencing, not wood fencing like tract home, which doesn't prevent strangers from peering into our yards. The privacy and peace and quiet that we have all become accustomed to will never be quiet or private again!

I strongly recommend that you revise the plan, and if you want more trails to keep them on established roadways. We anticipate commercial traffic there and cannot complain too much if trails are established there. We have built our homes to create private havens in our backyards and we will object if trails are built there.

As you merge the residential and equestrian areas please keep residential needs in mind and the equestrian needs in check.

Respectfully

Kelly Burk

PRINT NAME

40070 Calle Cabernet.

ADDRESS

92591

VINO way

TRAIL

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails.

The proposed trail system has many of the trails going along, between and behind privately owned parcels. These trails can be used for commercial equestrian and mountain bike adventures. These groups are sometimes up to 20 at a time, 4-5 times a day. And as the wine country area grows we can only expect increased use of these trails. The average equestrian ride rarely lasts more than 2 hrs. Do they really need this many trails?

The expansion of these trails in residential areas will lead to multiple issues;

- Decreased property values if we have easements/trails on our lot line: something we cannot afford.
- Environmental issues including the increase of dust, airborne particles, flies, horse excrement and smell, increased noise and trash.
- Liability issues: when someone gets injured on this easement, will we be sued? When someone is injured, how will EMS get to them?
- Nature issues: This will surely disrupt the connecting trails for local wildlife, including the bobcats and mountain lions, which need undisturbed trails for migrating. Not to mention the other little critters, rabbits and squirrels that will be scared off by the increase in human traffic
- Crime issues: having strangers peering into our backyards and side yards will definitely lead to increased burglary, vandalism and mayhem.

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Don Dilday PRINT NAME  
40070 Calle Cabernet Temecula Ca 92591  
ADDRESS  
VINO WAY  
TRAIL



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Aimee Musser PRINT NAME Aimee Musser  
40205 Calle Cabernet Temecula Ca 92591  
ADDRESS

VINO WAY  
TRAIL

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Print Name Thomas & Jill Hernandez Date 11/18/13  
 Signature [Handwritten Signature]  
 Address or APN # 39957 Calle Cabernet, Temecula  
 Phone Number 951-285-5077

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

VINO WAY TRAIL

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Print Name Margaret S. Lucey Date Nov. 18, 2013  
Signature Margaret S. Lucey  
Address or APN # 39957 Calle Cabernet Temecula, CA  
Phone Number 951-699-4466

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

VINO WAY  
TRAIL

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Print Name Robert Lucey Date Nov. 18, 2013  
Signature Robert Lucey  
Address or APN # 39957 Calle Cabernet Temecula, CA  
Phone Number 951-699-4466

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

VINO  
WAY  
TRAIL

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Andrew Sebok  
Print Name Gabriella Sebok Date Nov. 18,  
2013.

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Print Name Wonderwoman Date 11-19-13  
Signature Shirley C. H.  
Address or APN # 24350 Camino Del Rio Temecula  
Phone Number 951-440-8528

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

VINO GAP  
TRAIL

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Print Name John Azar Date 11-19-20  
Signature John Azar  
Address or APN # 40350 Camino Del Silo Temecula  
Phone Number 951 534-9185

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

MONTÉ  
TRAIL

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Print Name WILLIAM OWEN Date 11-18-13

VINO Way  
TRAIL



Signature William L. Owen

Address or APN # 39701 CALLE CONTENTO, TEMECULA, CA. 92591

PhoneNumber 951-217-6712

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name Andrew Jozwik Date 1/16/13

39790 Anza Road Temecula CA 92591  
11758 93-475

Signature Andrew Jozwik

~~VINO TRAIL~~  
~~ANZA TRAIL~~

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Print Name Evelyn Jozwiak Date 11/18/13

Address 39790 Anza Road Temecula CA 92591  
(951) 693-4701

Signature Evelyn Jozwiak

VINO  
TRAIL  
AREA  
TRAIL

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Print Name DESIREE GOMER Date 11/18/13  
Signature DESIREE GOMER  
Address or APN # 37000 Buck Rd Tem CA 92592  
Phone Number (951) 7694-1122

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*Buck Rd  
TRAIL*

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Print Name Isidro Gómez Date 11/18/13

Signature Isidro Gómez

Address or APN # 37000 Buck Rd Tem. CA 92592

Phone Number (951) 694-1122

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

Buck Rd  
TRAIL

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

The expansion of these trails in residential areas will lead to multiple issues;

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Print Name Carlos Reyes Date 11/18/13  
Signature *Carlos Reyes*  
Address or APN # 37000 Buck Rd. Tem CA 92592  
Phone Number (951) 694-1122

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*Back Rd  
TRAIL*

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Print Name David D. Harley Date 11-18-13  
Signature David D. Harley  
Address or APN # 39625 ANZA RD Temecula Cal 92591  
Phone Number 714-269-3811

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

ANZA NO  
TRAIL

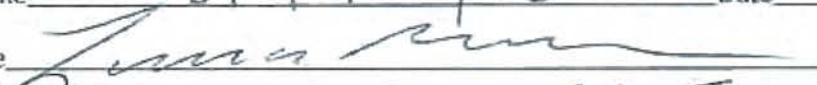
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Print Name Laura Reyes Date 11.18.13  
Signature   
Address or APN # 37000 Buck Rd. Tem 92592  
Phone Number (951) 694-1122

**Wine Country Residential Coalition**

951-201-1074

wonderwoman1970@msn.com

*Buck Rd  
TRAIL*



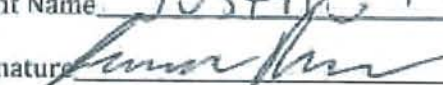
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Print Name Justin Reyes Date 11/18/13  
 Signature   
 Address or APN # 37000 Buck Rd Tem CA 92592  
 Phone Number (951) 694-1122

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*Buck Rd  
TRAIL*

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Print Name Lenn Reyes Date 11/18/13  
Signature Lenn Reyes  
Address or APN # 37000 Buck Rd. Tem CA 92592  
Phone Number (951) 694-1122

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name Allen Reyes Date 11/18/13  
Signature Allen Reyes  
Address or APN # 37000 Buck Rd Tem CA 92592  
Phone Number 3 (951) 694-1122

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Print Name Carol Haley Date 11-18-13  
Signature Carol Haley  
Address or APN # 39625 Anza Rd. Temecula, CA 92591  
Phone Number (951) 694-8264

Wine Country Residential Coalition

951-201-1074

ANZA NO  
TRAIL

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Greg Treadway Date 11/19/13

Signature [Handwritten Signature]

Address or APN # P.O. Box 841374 Temecula Ca 33552 VINO Temecula

Phone Number 951-693-9802

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

VINO WAY TRAIL

To Whom It May Concern:

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Print Name Liane Trudway Date 11/19/13  
Signature Liane H. Trudway  
Address or APN # PO Box 891376 Tem. 92589 33552 VINO  
Phone Number 951-693-9802 Temecula, CA

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

VINO  
WAY  
TRAIL

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Print Name Lisa Yoder Date 11-19-13  
Signature Lisa Yoder  
Address or APN # 33667 Wine Way Temecula, CA 92591  
Phone Number (951) 694-1465

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

VINO  
WAY  
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Print Name

Barry Yoder

Date

11-18-13

VINO  
WAY  
TRAIL



Signature Boy T. Yell

Address or Apn # 33667 Vino Way  
Temecula, CA 92591

PhoneNumber (909) 234-7683

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name JOAN GALLOWAY Date 11/19/2013  
Signature Joan Galloway  
Address or APN # 33612 Wind Way Temecula, Ca 92591  
Phone Number 310 738-2711

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951-201-1074

WIND WAY  
TRAIL

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Print Name C D GALLOWAY Date 11/19/2013  
Signature *C D Galloway*  
Address or APN # 33612 VINO WAY Temecula, Ca 92591  
Phone Number 310738-2710

Wine Country Residential Coalition

951-201-1074

VINO WAY  
TRAIL

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

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Print Name Eileen Ruvo Date 11/13/13  
Signature *Eileen Ruvo*  
Address or APN # 40205 Calle Cabernet Temecula Ca  
Phone Number 951-970-6714 92591

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

VINO  
WAY

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Print Name ANNIE HOLT Date 11-19-2013  
Signature [Handwritten Signature]  
Address or APN # 943-110-011 41005 Reid Ct. Temecula  
Phone Number 951-757-2342

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*DeLaga Team*

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Print Name CRAIG HOLT Date 11/19/2013  
 Signature *Craig Holt*  
 Address or APN # 943-110-011 41005 Brio Ct Temecula Ca  
 Phone Number 951-757-2312

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*De Playa Trail*

Signature Hugo A. Leubi

Address or Apn # 32857 VISTA DE ORO ST  
TEMECULA, CA. 92591

PhoneNumber (951) 265-1875

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name Christopher Vecchi Date 11-18-13



Signature



Address or Apn #

32857 Vista De Oro

Temecula, CA 92591

PhoneNumber

951-514-1898

VINO WAY  
TRAIL

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name JERRY KHOUKY Date 11-19-2013  
Signature *Jerry Khouky*  
Address or APN # 32727 VISTA DEL MONTE, TEMECULA 92591  
Phone Number 951-297-1137

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

*Del Monte TRAIL*

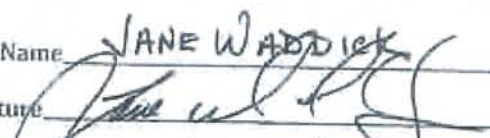
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Print Name JANE WADDICK Date 11-19-2013  
Signature   
Address or APN # 32727 VISTA DEL MONTE, TEMECULA 92591  
Phone Number 951-297-1137

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

*DEL MONTE  
TRAIL*

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Print Name Dale Suddon Date 11/18/13

DEL MONTE  
TRAIL

Signature



Address or Apn #

32857 Vista de Oro  
Temecula CA 92591

PhoneNumber

951-699-0530

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name Lynne Willis Date 11-18-13  
Signature [Handwritten Signature]  
Address or APN # 32925 Vista de Oro, Temecula CA  
Phone Number 951-308-1242

**Wine Country Residential Coalition**

951-201-1074

*Del MONTE  
TRAIL*

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name STEPHEN WILLIS Date 11-18-13  
Signature *Stephen Willis*  
Address or APN # 32925 VISTA DE ORO  
Phone Number 951-308-1242

Wine Country Residential Coalition

951-201-1074

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

*DEL MONTE  
TRAIL*

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Print Name Kathleen Merrin Date 11/18/13

Signature \_\_\_\_\_

Address or APN # 39770 Anza Rd Temecula CA. 92591 *Anza Rd. Trail*

Phone Number 951 693-9387

**Wine Country Residential Coalition**

**951-201-1074**

[wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



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Print Name Robert Corralle Date 11-19-13

Signature 

Address or Apt # 35455 Via Sol Vista ROSE E. 70411  
Temecula CA 92592

Phone Number 909-771-9881

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Susan Coake Date 11-19-13

Signature Susan Coake

Address or Apn # 35455 Via Sol Vista ROSEA-E TRAIL  
Temecula CA 92592

Phone Number 951-201-1074

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

To Whom It May Concern:

I am writing this letter in strong opposition to the proposed expansion to the Temecula Wine Country Community Trails, General Plan Amendment No. 1077, and Program Environmental Impact Report No. 524, as it will significantly impact my property and way of life.

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Print Name Kevin Benito Date 11/19/13

Signature Kevin Benito

Address or Apn # 42300 Casa Verde ROSA E  
Temecula, CA 92592

Phone Number (530) 638-5710

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Mary Oliveira-Braido Date 11/17/13

Signature 

Address or Apn # 42300 Casa Verde  
Temecula

Phone Number 530-524-9034

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Thomas & Jill Hernandez Date 11/18/13  
Signature [Handwritten Signature] *Vineyard way there*  
Address or APN # 39757 Calle Cabernet, Temecula  
Phone Number 951-285-5077

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name Kendyl Chambertain Date 11-18-13

Signature K. Charles L

Address or Apn #

42280 Calle Legartija  
Temecula, CA 92592

*Holding Hands  
Place*

PhoneNumber 951-972-0861

Wine Country Residential Coalition

951-201-1074

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Print Name DAWN THONGRIVONG Date 11/19/13

Signature *Dawn Thongrivong*

Address or Apn # 42257 CAME LAGARTIJA  
TEMECULA, CA 92592

*Holding Hands Trail*

Phone Number 619-987-3296

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



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Print Name Amy Schlomer Date \_\_\_\_\_

Signature 

Address or Apn # 42257 Calle Lagunita  
Temecula CA 92592

*Holding Hands Trust*

Phone Number 951-852-7247

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Dolores Stralow Date 11-19-13

Signature Dolores Stralow

Address or Apn # 42375 Calle Lagartija *Holding Hands Park*  
Temecula, CA 92592

Phone Number 951-302-1941

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Cecil J. Stralow Date 11/19/13

Signature 

Address or Apn # 42375 Calle Lagartija  
Temecula, CA 92592

*Hold my hand's worth*

Phone Number 951-302-1941

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name \_\_\_\_\_ Date \_\_\_\_\_

Signature 

Address or Apn # *ROSCA E TRAIL*  
35880 Linda Rosca Rd Temecula CA 92592

Phone Number 951 296 4393

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Jamie Dahms Date 11/19/2013

Signature 

Address or App # 35200 Linda Rosea Temecula *ROSEA E. TRAIL*

Phone Number (903) 752-1183

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Nathay Green Date \_\_\_\_\_

Signature \_\_\_\_\_ *ROSE E. THAIL*

Address or Apn # 36340 Linda Rosa Rd

Phone Number (951) 795-0507

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951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Ann Kieffer-Kelly Date 11-19-13

Signature *Ann Kieffer Kelly*

Address or App # 35770 Linda Rosea  
Tem. CA 92592

*ROSE E TRAC*

Phone Number 909/519-1555

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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Print Name Victoria Cook Date 11/19/13

Signature V Cook

Address or Apn # 35085 Linda Rosea Rd *NASSA E. TRAIL*

Temecula CA 92592

Phone Number 951 473 7622

**Wine Country Residential Coalition**

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)



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Respectfully

*Ryan Borrelli*

PRINT NAME Ryan Borrelli

32421 Magenta Ct. Temecula CA  
ADDRESS

MEADOW  
TRAIL

To Whom It May Concern:

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Print Name Jo Ann Ensminger Date 11-19-13

Signature Jo Ann Ensminger

Address or APN # 36193 Meadow Ridge Rd.

Temecula, CA 92592

Phone Number 951-302-0474

Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

VALANCIA  
TRAIL

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PRINT NAME Kevin Chorato  
44840 Cosentino Ct Temecula  
ADDRESS  
VINO WAY  
TRAIL

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Denise Onorato PRINT NAME Denise Onorato

44840 Cosentino ct. Temecula  
ADDRESS

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TRAIL

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Print  
Name

Kathleen MORRIN

Date

11/18/13

Signature

Kathleen Morrin

Address or Apn #

39770 ANZA RD

*ANZA N. TRAIL*

TEMECULA

92591

PhoneNumber

951-693-9387

Wine Country Residential Coalition

951-201-1074

wonderwoman1970@msn.com

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Print Name R.R. NAORIZIN

Date 11-18-13

Signature 

Address or Apn #

39770 Anza Rd

*AW2AN. Mail*

Temecula, CA 92591

PhoneNumber

(951) 693-9387

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951-201-1074

wonderwoman1970@msn.com



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Print Name Breanna Bradley Barlow Date 11/19/13

Signature *Breanna Bradley Barlow*

Address or Apn # 34765 Linda Rosca Rd. *ROSCA W. TRAIL*

Phone Number 1-951-303-9563

### Wine Country Residential Coalition

951-201-1074, [wonderwoman1970@msn.com](mailto:wonderwoman1970@msn.com)

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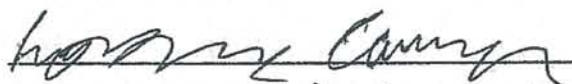
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Respectfully

 PRINT NAME Lilliana Comacho  
39 plaza Avila Lake Esinone Ct  
ADDRESS

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\_\_\_\_\_  
PRINT NAME Ashley Reid  
41001 sea foam Cir Lake Elsinore CA  
\_\_\_\_\_  
ADDRESS

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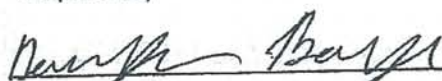
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 PRINT NAME Danielle Borge  
41001 seafoam Cir lake Elsinore CA  
ADDRESS



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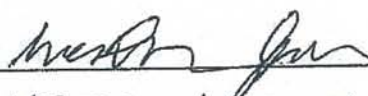
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\_\_\_\_\_  
PRINT NAME Heather Frias  
34279 Torrey pines ct Lake Elsinore CA  
\_\_\_\_\_  
ADDRESS

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 PRINT NAME Erika Kirk  
15980 Grand ave #109 Lake Elsinore CA  
ADDRESS

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Alyssa Pearson PRINT NAME Alyssa Pearson  
3884 Birchwood Dr Lake Elsinore CA  
ADDRESS



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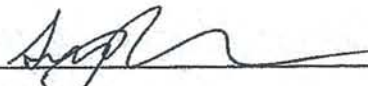
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PRINT NAME Shujian Jimenez  
231 pepper Dr Lake Elsinore CA  
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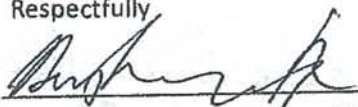
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PRINT NAME Dustin Kirk  
231 pepper Dr Lake Elsinore CA  
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Desi Campell PRINT NAME Desi Campell  
9 Corte Rivera Lake Elsinore CA  
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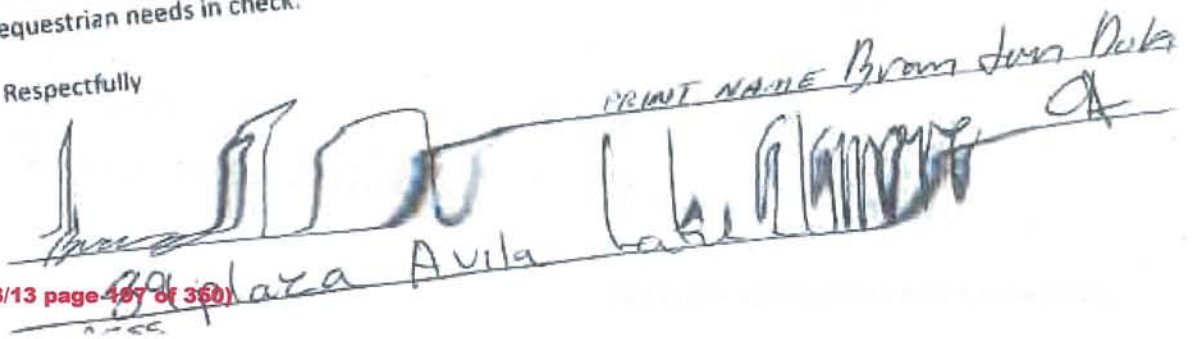
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PRINT NAME Brown Juan De la Cruz  
399 plaza Avila Lake California CA

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Hunter Wauze PRINT NAME Hunter Wauze  
39328 Lake Dr Lake Elsinore CA  
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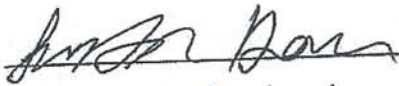
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24328 N Lake Dr Lake Elsinore CA  
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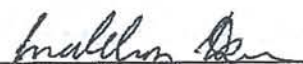
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 PRINT NAME Hallie Rose  
16290 Gunnerson St La Brea/Escondido CA  
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30640 Rock Ridge rd Lake Elsinore CA  
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24173 Gateway Dr Lake Elsinore CA  
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Tyler Pearson PRINT NAME Tyler Pearson  
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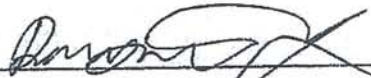
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PRINT NAME David provencher  
40961 Vanshall Lake Elsinore CA  
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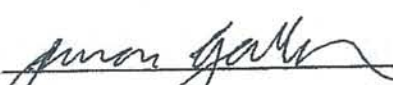
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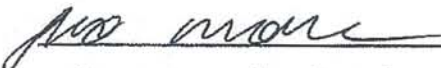
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 \_\_\_\_\_ PRINT NAME Joe Morra  
34172 Hillside Dr Lake Elsinore CA  
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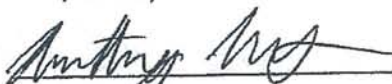
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 PRINT NAME Anthony Marquez  
34122 Hillside Dr Lake Elsinore CA  
ADDRESS

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32742 Lake View Ter Lake Elsinore CA  
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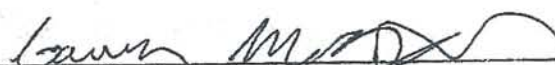
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34131 Ambrosia Ct Lake Elsinore CA  
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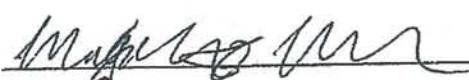
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32493 Wilbornar Rd Lake Elsinore CA  
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39328 Lake Dr Lake Elsinore CA  
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32516 Wilton Rd Lake Elsinore CA  
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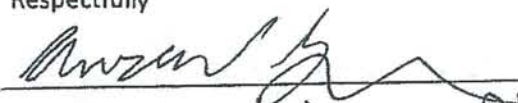
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53206 Ice Berg st Lake Elsinore CA  
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PRINT NAME Laci putnam  
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16505 Antelope St Lake Elsinore CA  
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16503 Antelope St Lake Elsinore CA  
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2316S Clinton Keith Rd Murrieta CA  
ADDRESS

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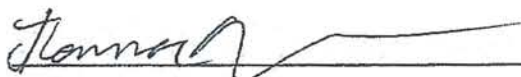
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23165 Clinton Keith Rd Murrieta CA  
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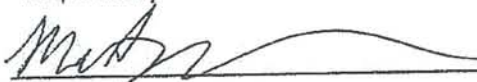
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23046 Orange St Wildomar CA 92595  
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32516 Wilflower Rd Lake Elsinore CA  
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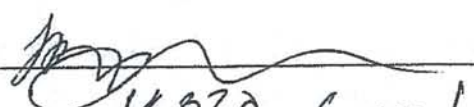
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 PRINT NAME Ryan Angels  
16320 Grand Ave Lake 2151000 CA  
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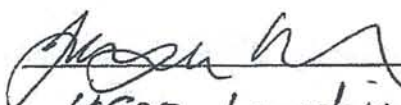
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16560 Tereticornis Ave Lake Elsinore CA  
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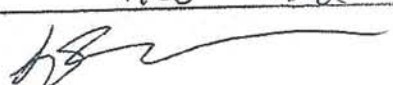
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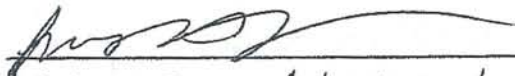
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17390 Kniffen Ave Lake Elsinore CA  
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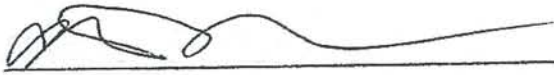
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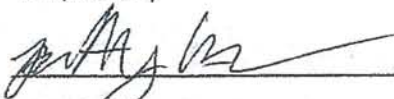
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PRINT NAME Patty Horvath

21691 Dunn St Wilton CA 92595

ADDRESS

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20205 Bryant St Wildomar CA 92595  
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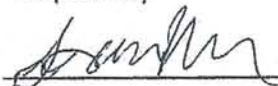
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PRINT NAME Susie McCreaven

21580 Dunn St Wildomar CA 97595

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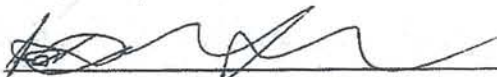
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22406 Grove St Willomen CA 92595  
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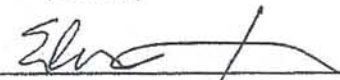
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27406 Grove St Wildomar CA 92595  
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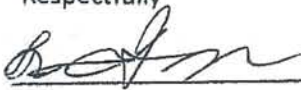
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21580 Dunn St Wildomar CA 92596  
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PRINT NAME Ashley Schneider  
93046 Orange St Wildomar CA 92595  
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73046 Orange St Wildomar CA 92595  
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23046 Orange St Wilton CA 92595  
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21583 Dunn St Wildomar CA 92595  
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 PRINT NAME Katie Garcia

21256 Pecan St Wildomar CA 92595  
ADDRESS

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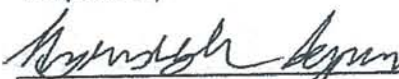
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10391 foothill BLVD Lake Elsinore CA  
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PRINT NAME Christal Elyan

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Sarah Meyers PRINT NAME Sarah Meyers  
37456 silver cove Lake Elsinore CA  
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Keith Sealie PRINT NAME Keith Sealie  
19370 Oak View Ln Lake Esmeralda CA  
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PRINT NAME *Britt Quinn*

*2859C Bostrata Ave Lake Elsinore CA*

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*X - Trent Doherty*

PRINT NAME Trent Doherty

23527 Mantianside Ct. Murietta Ca 92562

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24375 Jackson Ave. 10604 MURRIETA CA 92542  
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20205 Bryant St Wildomar CA 92595  
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 PRINT NAME William Kearns

21580 Dunn St Wilton CA 92595  
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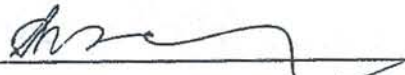
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20205 Bryant St Wildomar CA 92595  
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18983 silverwood Dr Lake Elsinore CA  
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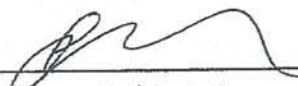
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PRINT NAME Lisa Morris

33010 seville st Lake Elsinore CA

ADDRESS

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29413 sun harbor Ct Lake Elsinore CA  
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PRINT NAME Jamie Nelson  
34127 camelina st Lake Elsinore CA  
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19895 silver wood Dr Lake Elsinore CA  
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PRINT NAME TORRIE RAMIREZ

21062 Sedco Bivel Lake Elsinore Ca 92530  
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PRINT NAME Gabe Jones  
21580 Dunn St Wilton CA 92595  
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22406 grove st 92595 Wilton CA  
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18623 Grand ave Lake Elsinore CA  
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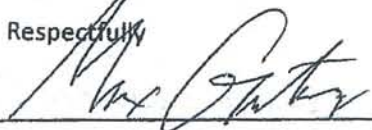
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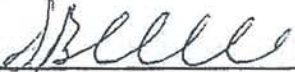
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32330 Hallie St Wildomar CA 92595  
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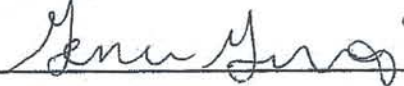
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20205 Bryant St Wildomar Ca 9295  
ADDRESS

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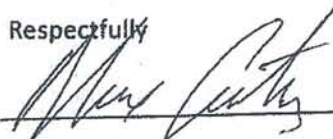
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21062 Sedco Blvd Lake Elsinore CA 92530  
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2495 E Lakeshore Dr 92583  
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21691 Dunn St Wildomar CA 92595  
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21580 Dunn St Wildomar CA 92595  
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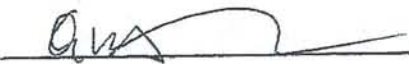
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PRINT NAME Quinn Reyes  
33119 Jamieson St Lake Elsinore CA 92530  
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Angel Aris  
2020 S Bryant St. W. Hemet CA 92343  
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16302 Collier Ave Lake Elsinore  
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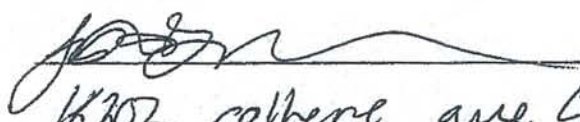
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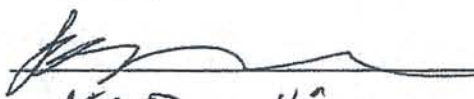
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20422 Wazy Creek Rd. Sun City, Ca 92584  
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PRINT NAME Marcella Caldwell



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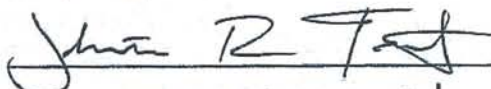
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 PRINT NAME Johnathon Taft  
37688 Flora Ct. Murrieta, ca. 92563  
ADDRESS

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PRINT NAME Blake Horvath  
21744 Dunn St  
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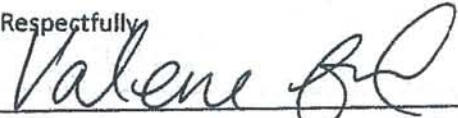
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PRINT NAME Valene Field  
25116 Via Las Lomas Murrieta CA 92562  
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 PRINT NAME Richard Burchfield  
31624 Corydon RD wildomar CA, 92595  
ADDRESS

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\_\_\_\_\_  
PRINT NAME Danielle Bitonti  
27425 Gentlebrook Ct. #2 Murrieta CA 92562  
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ADDRESS

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PRINT NAME Tararra Shimek  
28741 Via Las Flores Murrieta CA 92563  
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Nick McThomas PRINT NAME Nick McThomas  
33191 Downman St. Lake Elsinore, CA 92530  
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33119 Jamieson St 92530 Lake Elsinore, CA  
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Ms. Kerry E. Ponder

1800 E. Lakeshore Drive #2811 L.E. Cal. 92530

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*Mr Richard Staley*

PRINT NAME

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*33119 Jamie Ln St*

*Lake Ekinore, Calif*

ADDRESS

*92530*

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*Ms Emily Staley*  
3319 Jamieson St. Lake Elsinore Calif 92530  
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~~Addison McClean~~ PRINT NAME Addison McClean  
33119 Jamison St. Lake Elsinore, Ca. 92530  
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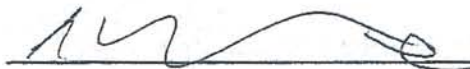
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PRINT NAME Anita Aries  
20605 Bryan + St Wildomar CA 92595  
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Respectfully

*Kaithyn Ramirez*

PRINT NAME Kaithyn Ramirez

21062 Sedco Blvd Lake Elsinore CA 92530

ADDRESS

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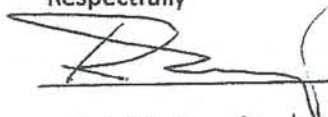
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PRINT NAME Ray Ramirez

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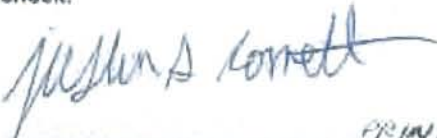
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2286 Autumnwood Cir. Lake Elsinore, CA 92530  
ADDRESS

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 PRINT NAME Courtney Lowry  
24375 Jackson Ave, 106H, Murrieta CA 92562  
ADDRESS

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\_\_\_\_\_  
PRINT NAME Blake Horvath  
24375 JACKSON AVE, 106H MURRIETA CA 92562  
\_\_\_\_\_  
ADDRESS

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PRINT NAME

Rosario Sebba

2168 CHANDLER LIGHT CIR Corona CA 92881

ADDRESS

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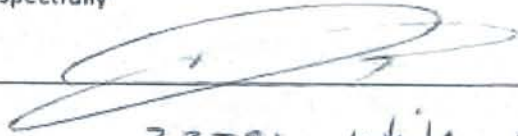
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PRINT NAME DAVID MUSSEIR  
23796 white oak Lane, Murietta Ca 92562  
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PRINT NAME Brenda Zambano

23396 WHITE OAK MURRIETA CA 92562  
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Laura Capone PRINT NAME Laura Capone  
901 S. Idaho St #20 La Habra CA 90631  
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 = \_\_\_\_\_ PRINT NAME Kattia Lopez  
24740 Jefferson Ave #204 Murrieta CA 92562  
ADDRESS



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PRINT NAME

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4558 Shetland Street Hemet CA 92345  
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Alexandro Chavez Flores PRINT NAME Alexandro d Lopez Flor  
1536 S STATE #70 TEMET CA 92543  
ADDRESS

---

**From:** Stark, Mary  
**Sent:** Tuesday, October 01, 2013 4:29 PM  
**To:** Coyle, Frank; Nanthavongdouangsy, Phayvanh  
**Subject:** FW: "Doughnut Hole" Zoning Concept Letter  
**Attachments:** Doughnut Hole Ltr 10.01.13.pdf

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

---

**From:** Carrie [<mailto:carrie@temeculacvb.com>]

**Sent:** Tuesday, October 01, 2013 4:24 PM

**To:** [district1@rcbos.org](mailto:district1@rcbos.org)

**Cc:** [district2@rcbos.org](mailto:district2@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org); [district4@rcbos.org](mailto:district4@rcbos.org); [district5@rcbos.org](mailto:district5@rcbos.org); Stark, Mary; Kimberly Adams; Ben Kulak; bill (external) ([bill@wilsoncreekwinery.com](mailto:bill@wilsoncreekwinery.com)); Bill Seltzer; Carlos Palma; Cherise Manning; Craig Puma; Crystal Magon; Denis Ferguson; Espinosa, Kym; Grant Channing; Jan Smith; John Kelliher; Joy Sarolia; Ken Westmyer; Krissie Guerra; Kunal Khandwala; Mario Robles-Richmond; [MelsAds@aol.com](mailto:MelsAds@aol.com); Nadine Steddom; Rob Renzoni; Tom DeMott; [vanmali1@aol.com](mailto:vanmali1@aol.com)

**Subject:** "Doughnut Hole" Zoning Concept Letter

Dear Supervisor Jeffries:

Please find attached a letter from the Temecula Valley Convention & Visitors Bureau regarding the "Doughnut Hole" Zoning Concept.

If you have any questions, please feel free to contact us.

Thank you,

**Carrie Penny** | VP of Finance & Operations



☎ 951-252-2134

☎ 951-491-6089

✉ [carrie@temeculacvb.com](mailto:carrie@temeculacvb.com)

🌐 [temeculacvb.com](http://temeculacvb.com)

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**(Attachment F BOS 12/03/13 page 317 of 350)**

October 1, 2013

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

RE: OPPOSITION TO "DOUGHNUT HOLE" ZONING CONCEPT WITHIN WINE COUNTRY

The County will soon be considering changes to our Wine Country zoning that will have a significant impact on Temecula Valley's future. Our Agriculture Preserve, also known as the CV Zone, has played a crucial role in Wine Country's success as an important and growing contributor to our area's economic health, lifestyle options, and positive self-identity. We are concerned that at a time when our leaders should be taking action to strengthen the Ag Preserve, they are instead considering the possibility of weakening it. We encourage the County to reject any changes to the CV Zone that do not support the Ag Preserve's very specific intent, as stated in the County's ordinance:

***...a zone classification... that would encourage agricultural cultivation, vineyards, and wineries, that would preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine-industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization...***

The present Ag Preserve accounts for only 0.1% of Riverside County, leaving ample space for other development in the remaining 99.9%. By contrast, Napa County's cherished Ag Preserves, comprised of the AG (Agriculture) and the much larger AGW (Agriculture Watershed) Zones, account for about 91% of that county, leaving only 9% for other development.

Our Winegrowers Association, our Convention and Visitors Bureau, four of our area Chambers of Commerce, and many others have indicated that any diminishment of the Ag Preserve would inhibit Temecula Valley Wine Country from reaching its full potential. This would be a disservice to the dozens of local growers and vintners who have toiled for two generations to create a world class wine region, and to the entire community who derives economic and lifestyle benefits from this irreplaceable asset.

In short, ***the Wine Country Ag Preserve is working***. As concerned citizens who want the very best for our community, we ask that you resolutely preserve the Ag Preserve.

Respectfully,

Ken Westmyer  
TVCVB Chairman of the Board

Cc: John Tavaglione, 2<sup>nd</sup> District Supervisor  
Jeff Stone, 3<sup>rd</sup> District Supervisor  
John Benoit, 4<sup>th</sup> District Supervisor  
Marion Ashley, 5<sup>th</sup> District Supervisor  
Charissa Leach, 1<sup>st</sup> District Planning Commissioner  
Ed Sloman, 2<sup>nd</sup> District Planning Commission  
John Petty, 3<sup>rd</sup> District Planning Commission  
Guillermo Sanchez, 4<sup>th</sup> District Planning Commission  
Jan Zuppardo, 5<sup>th</sup> District Planning Commission



October 7, 2013

Ms Carolyn Syms Luna  
County Planning Director  
4080 Lemon St.  
Riverside, CA 92501

RE: Proposed Wine Country Plan

Dear Ms. Luna,

In our letter of March 23, 2011, the Morgan Hill HOA was supportive of 100% of a Wine District in the area south of Highway 79. Our most major concern at that time was that of outdoor events with amplified music, which would be in the proximity of the community of Morgan Hill. At the September 24, 2013 Board of Supervisor's meeting, Supervisor Stone stated that he wanted a restriction on (new) wineries proposing to have outdoor events with amplified music. If this restriction is included in the proposed Wine County Plan, we have NO major concerns about having 100% vineyards and wineries adjacent to Morgan Hill, and would support a 100% Wine District to the south of the community of Morgan Hill, which would provide a balance of residential tracts already approved and a Wine District.

As the plan for south of Highway 79 is currently proposed it would consist of three areas (wineries, residential and equestrian). If the Residential District is to remain part of this area, we would strongly oppose any change to the zoning to allow for medium or high density housing south of the community of Morgan Hill. Contrary to comments you may have heard, our position on opposing medium or high density housing in this area has not changed.

Further, at the September 24, 2013 Board of Supervisors meeting there were a couple of speakers who expressed a concern about who will pay for the Anza Road bridge. Regardless whether this area is Wine District or even residential, I do not see how a limited number of residential developers could be expected to fund this bridge, so I do not see this as a valid argument for possibly changing the designation.

If there are any questions regarding our position, you may contact me at (951) 216-3030.

Sincerely,

Frederick J. Bartz  
Morgan Hill HOA Board President

cc Supervisor Jeff Stone  
Olivia Barnes  
Frank Coyle  
County Planning Commissioners

44994 Frogs Leap Street  
Temecula, CA 92592

Phone: (951) 587-9352  
FAX: (951) 587-9362

[www.waltersmanagement.com](http://www.waltersmanagement.com)

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**From:** Stark, Mary  
**Sent:** Wednesday, October 02, 2013 10:34 AM  
**To:** Nanthavongdouangsy, Phayvanh; Coyle, Frank  
**Subject:** FW: Wine Country Plan Comments

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
mcstark@rctlma.org

**From:** Danny Martin [mailto:djmainc@aol.com]  
**Sent:** Wednesday, October 02, 2013 10:27 AM  
**To:** district1@rcbos.org; District2@rcbos.org; district3@rcbos.org; district4@rcbos.org; "district 5"@bos.org; Stark, Mary; Barnes, Olivia; Coyle, Frank  
**Subject:** Wine Country Plan Comments

My name is Danny Martin, my family resides at 36100 Pauba Road, Temecula, CA. I am a Certified General Appraiser that specializes in Agri-business valuations and specifically, winery and vineyard properties in the Temecula Valley where I have performed over 30 winery and vineyard appraisals. Additionally, I am a wine grape grower and member of the Temecula Valley Winegrowers Association. I am uniquely qualified to comment on the proposed Wine Country Plan.

In general, I support the proposed Wine Country Plan. However, I am specifically opposed to the proposed "Production Winery" definition and development standards as they will create a diminution in land values in the area. This personally impacts me and several hundred other property owners in the current C/V zone.

**Mission Statement:**

*The mission and vision of the Riverside County Wine Country Community Plan is to preserve the vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Southern California Wine Country known and respected worldwide, while maintaining the quality of life for residential communities and the equestrian lifestyle within and around it.*

Contrary to the popular perception about expanding the wine country, there are some interested parties within the wine industry that are motivated to:

- 1.) Stop all new winery construction on parcels under 20 acres by eliminating special events on those properties. This is inconsistent with the mission statement.
- 2.) Have existing wineries between 10-20 acres rezoned to WC-E. This is inconsistent with the mission statement.
- 3.) Define a "Production Winery" as a facility between 5-10 acres with a production level under 3,500 gallons and a building under 1,500/sf, and no tasting room. This is inconsistent with the mission statement.

The proposed Wine Country Community Plan will slow or stop winery development in the wine country. Since its initial concept, there have been less than a handful of wineries developed. Existing wineries in the area have been subjected to overreaching regulatory burdens. Why? Just take a look at the number of existing Plot Plans that have been abandoned. Due to these burdens, the time and costs to develop a winery have for the most part been rendered unfeasible except for the wealthy. Additionally, only a few existing wineries have substantial conformance with their plot plans to date.

I want you to recall and consider what the impacts of the last revisions to the Citrus-Vineyard Policy Area and specifically C/V zone accomplished.

During that last revision to the Citrus-Vineyard Zone, Large landowners and wineries were granted the right to develop "Clustered Residential Developments". The appeal to the County was that this would incent large landowners and wineries to develop their holdings with residential developments with vineyard easements to replant vineyards that were destroyed by Pierces Disease. It sounded like a great idea. To date, there have been two developments, one on the Ponte property and the Toscana property behind South Coast winery. A total of 16 lots were created. To date, one new house has been constructed. To date, there have been several foreclosures of building sites on the Ponte property. The Toscana property was sold at public auction with South Coast Winery purchasing the 5 remaining home sites for an entitlement to add hotel rooms to their resort. Amazingly, this ill conceived zoning benefit for the large land owners and wineries resulted in no new vineyards being planted as intended. The fact is this resulted in a net loss of vines on both of the above referenced properties.

Today, some of the same interests have proposed many new ill conceived notions in the name of protecting and expanding the "Wine Country". Large wineries don't want competition. They have conceived a plan to disallow "Special Events" on winery properties under 20 acres. Approximately 28 wineries protested this and a compromise was struck to create another zoning classification, the WC-E "Existing Winery".

With all of the protests by the wineries over the potential "Donut-Hole" created for Calvary Chapel, this proposed zoning classification is more like "Swiss Cheese". If the WC-E zoning classification is allowed to go through, The County will effectively create a new class of property owners between 10-20 acres. They will see an effective taking of their property rights and a diminution in value. I suggest deleting this new zoning classification.

Small land and homeowners in the C/V zone (under 10 acres) are the worst hit by the proposed plan. They will lose the current bed and breakfast density of 2 rooms per acre and only be allowed 5 rooms. As a professional real estate appraiser with 34 years of experience, this will render new bed and breakfast facilities unfeasible. It takes 8 rooms to be financially feasible. C/V owners in this class will see an effective taking of their property rights and a diminution in value. Large wineries will benefit as they retain the current density of 2 rooms per acre for hotel construction and eliminate competition.

The proposed zoning change to WC-W will negatively impact small land and homeowners in the C/V zone in regards to their right to grow and process on site. The proposed "Production Winery" definition and development standards are being created to stop any small winery developments on parcels between 5-10 acres, not create opportunity. The proposed definition places a cap on production levels at 3,500 gallons (1,500 cases +/-) and only allows for the construction of a 1,500/sf building. I heard comments that a larger building would be "too intensive". However, owners in this class could conceptually build a 20,000/sf house on five acres. What's more intense, a 3,500/sf house with a 3,500-4,000/sf winery building or a 20,000/sf house? Some people have garages larger than 3,500/sf.

Furthermore, the proposed definition does not allow a winery to have a tasting room. A production winery would need a tasting room to be successful. 99% of the wine produced in Temecula is sold "direct to consumer" through tasting rooms. This is the only way to gain exposure to the public. The 3,500 gallon



limitation is too small for a start-up to gain a third party distribution channel. There is no logic in this concept. It is doomed to failure. There is no place in America that places a cap on production levels for any farmer or business. Is Riverside County going to be the first?

The Temecula Valley Winegrowers Association is not supportive of the "Production Winery" concept with tasting rooms. This is because they are anti-competitive and fear competition. Several wineries in the Temecula started on less than 10 acres. Baily Winery has a tasting room and restaurant on 5-acres, Mira Monte started on less than 6.5 acres and was successful and purchased an additional 5-acres. Doffo started in a garage on 5-acres and expanded. Even, Nick Pulumbo, President of the Temecula Valley Winegrowers Association started on less than 7 acres and was successful and purchased additional acres. These are just a few small success stories and list goes on. However, it is apparent that the existing wineries want to raise the bar and have worked hard to convince the County Planning Directors and Supervisors to disallow the same rights and privileges they received.

There are many benefits to allowing tasting rooms on "Production Winey" sites. Small wineries will create jobs not only at the winery, but at hotels, restaurants, and retail stores in the City of Temecula. Small wineries will move the wine country from a day or weekend outing to a true destination resort area with longer stays. Successful small wineries will have the opportunity to afford assemblage of adjacent parcels to expand operations. Home prices will be driven by prospective buyers interested in entering the wine business. This will drive home and land values thereby increasing property tax revenues for the county. Additionally, sales taxes will increase.

For the Temecula Valley Wine Country to grow and be successful, I suggest that the County Planning Directors and Supervisors look to our neighbors to the south. San Diego County recently passed the "Boutique Winery" ordinance. A boutique winery is permitted by right. There is no costly plot plan requirement. There is no land size requirement. There is a limitation of 12,000 gallons of wine production. Tasting rooms are permitted and no special events (i.e. weddings, music) are allowed. The permit cost is about \$4,500. Since passing, San Diego is experiencing an explosion in small winery permits and developments. In just two years, San Diego County has more wineries than Temecula and will continue to grow and eventually surpass Temecula in both numbers and vineyard acres planted. Clearly, the San Diego County Board of Supervisors recognized the importance of creating an entire new industry.

Large businesses generally start as small businesses. The proposed plan takes away the incentive and right to start a business before you can even start one! Riverside County needs new jobs. It has one of the highest unemployment rates in California and suffered one the steepest declines in property values in the country.

I urge every Planning Director and County Supervisor to consider what I've stated. The current plan needs revision and will slow or stop winery development in the Temecula Wine Country. If this is the intent of the Planning Commission and Supervisors, pass the plan as is. If your intent is to truly grow the wine country, I urge you to support opportunities for small farmers and businesses, increased wine-tourism, and increased County tax revenues through business growth.

Sincerely,

Danny Martin

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**From:** Stark, Mary  
**Sent:** Wednesday, October 02, 2013 2:50 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Wine Country Plan

Wine Country

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
mcstark@rctlma.org

**From:** Eddie Haro [mailto:solaraction@gmail.com]  
**Sent:** Wednesday, October 02, 2013 1:35 PM  
**To:** Danny Martin; district1@rcbos.org; district2@rcbos.org; district3@rcbos.org; district4@rcbos.org; district5@rcbos.org; Stark, Mary; Barnes, Olivia; Coyle, Frank  
**Cc:** smitapatel86401@yahoo.com; grappes@aol.com; john@wayco.com; ok2@verizon.net; gbrown134@aol.com; mcurran@csusm.edu; aidadodaro@earthlink.net; donchercab@gmail.com; swryder@ameritech.net; chrsitina@gershonbachus.com; grayfoxter@msn.com; 1frankieboy@gmail.com; pmhansen2@verizon.net; igill2219@aol.com; bob\_reedjr@verizon.net; nick@dezineworks4u.com; caslombardo@hotmail.com; mayissa@live.com; lorenzistatewines@yahoo.com; ficara-wall@cox.net; paubaranch@gmail.com; rimba2@aol.com; rimba3@aol.com; ognkhughes@hotmail.com; southridge8@integrity.com; stenaranch@gmail.com; rysur32@gmail.com; kteasdale1@verizon.net; selma909@verizon.net; reinierivanderlee@gmail.com; villadicalabro@aol.com; pablo@vlrvinyards.com; mike@xoproperties.com  
**Subject:** Re: Wine Country Plan

To whom it may concern:

Dear RC Board of Supervisors:

My Name is Eddie Haro, I reside at 38900 Avenida Arriba, Temecula, CA 92592.

I am a small vineyard owner, and I do agree with Danny Martin's points of view, regarding the "Production Winery" definitions and development standards.

Thank you!

On Wed, Oct 2, 2013 at 12:10 PM, Danny Martin <[djmainc@aol.com](mailto:djmainc@aol.com)> wrote:

**TO: Fellow Temecula Valley Wine Growers**

**I urge you to read my recent comments sent to the Riverside County Board of Supervisors and Planning Commissioners. Our property rights and values are under attack. If you agree with me, please take time to contact all of the Supervisors and Planning Commissioners and express your opinion.**

Email Addresses: [district1@rcbos.org](mailto:district1@rcbos.org); [district2@rcbos.org](mailto:district2@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org); [district4@rcbos.org](mailto:district4@rcbos.org); [district5@rcbos.org](mailto:district5@rcbos.org); [mcstark@rctlma.org](mailto:mcstark@rctlma.org); [obbarnes@rcbos.org](mailto:obbarnes@rcbos.org); [foyle@rctlma.org](mailto:foyle@rctlma.org)

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Sincerely,

Danny Martin

--  
Sincerely,

Eddie Haro  
President/CEO  
ElectriCare Solar, Inc.

29990 Technology Dr., STE 12  
Murrieta, CA 92563  
Office: 951-696-9669  
Cell: 951-232-0499  
[www.ElectriCare.com](http://www.ElectriCare.com)

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**From:** Stark, Mary  
**Sent:** Monday, October 07, 2013 12:24 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Wine Country Plan

For Wine Country

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
mcstark@rctlma.org

---

**From:** Gary Gray [mailto:grayfoxtter@msn.com]  
**Sent:** Monday, October 07, 2013 12:06 PM  
**To:** Stark, Mary  
**Subject:** FW: Wine Country Plan

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CC: [smitapatel86401@yahoo.com](mailto:smitapatel86401@yahoo.com); [grappes@aol.com](mailto:grappes@aol.com); [john@wayco.com](mailto:john@wayco.com); [ok2@verizon.net](mailto:ok2@verizon.net);  
[solaraction@gmail.com](mailto:solaraction@gmail.com); [gbrown134@aol.com](mailto:gbrown134@aol.com); [mcurran@csusm.edu](mailto:mcurran@csusm.edu); [aidadodaro@earthlink.net](mailto:aidadodaro@earthlink.net);  
[donchercab@gmail.com](mailto:donchercab@gmail.com); [swryder@ameritech.net](mailto:swryder@ameritech.net); [chrsitina@gershonbachus.com](mailto:chrsitina@gershonbachus.com); [grayfoxtter@msn.com](mailto:grayfoxtter@msn.com);  
[1frankieboy@gmail.com](mailto:1frankieboy@gmail.com); [pmhansen2@verizon.net](mailto:pmhansen2@verizon.net); [igill2219@aol.com](mailto:igill2219@aol.com); [bob\\_reedjr@verizon.net](mailto:bob_reedjr@verizon.net);  
[nick@dezineworks4u.com](mailto:nick@dezineworks4u.com); [caslombardo@hotmail.com](mailto:caslombardo@hotmail.com); [mayissa@live.com](mailto:mayissa@live.com); [lorenziestatewines@yahoo.com](mailto:lorenziestatewines@yahoo.com);  
[ficara-wall@cox.net](mailto:ficara-wall@cox.net); [paubaranch@gmail.com](mailto:paubaranch@gmail.com); [rimba2@aol.com](mailto:rimba2@aol.com); [rimba3@aol.com](mailto:rimba3@aol.com);  
[ognkhughes@hotmail.com](mailto:ognkhughes@hotmail.com); [southridge8@integrity.com](mailto:southridge8@integrity.com); [stenaranch@gmail.com](mailto:stenaranch@gmail.com); [rysur32@gmail.com](mailto:rysur32@gmail.com);  
[kteasdale1@verizon.net](mailto:kteasdale1@verizon.net); [selma909@verizon.net](mailto:selma909@verizon.net); [reiniervanderlee@gmail.com](mailto:reiniervanderlee@gmail.com); [villadicalabro@aol.com](mailto:villadicalabro@aol.com);  
[pablo@vlrvineyards.com](mailto:pablo@vlrvineyards.com); [mike@xoproperties.com](mailto:mike@xoproperties.com)

From: [djmainc@aol.com](mailto:djmainc@aol.com)  
Subject: Re: Wine Country Plan  
Date: Fri, 4 Oct 2013 18:58:26 -0700  
To: [djmainc@aol.com](mailto:djmainc@aol.com)

Sent from my iPhone

On Oct 2, 2013, at 12:10 PM, Danny Martin <[djmainc@aol.com](mailto:djmainc@aol.com)> wrote:

**TO: Fellow Temecula Valley Wine Growers**

**I urge you to read my recent comments sent to the Riverside County Board of Supervisors and Planning Commissioners. Our property rights and values are under attack. If you**

**agree with me, please take time to contact all of the Supervisors and Planning Commissioners and express your opinion.**

Email Addresses: [district1@rcbos.org](mailto:district1@rcbos.org); [district2@rcbos.org](mailto:district2@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org); [district4@rcbos.org](mailto:district4@rcbos.org); [district5@rcbos.org](mailto:district5@rcbos.org); [mcstark@rctlma.org](mailto:mcstark@rctlma.org); [obbarnes@rcbos.org](mailto:obbarnes@rcbos.org); [fcoyles@rctlma.org](mailto:fcoyles@rctlma.org)

My name is Danny Martin, my family resides at 36100 Pauba Road, Temecula, CA. I am a Certified General Appraiser that specializes in Agri-business valuations and specifically, winery and vineyard properties in the Temecula Valley where I have performed over 30 winery and vineyard appraisals. Additionally, I am a wine grape grower and member of the Temecula Valley Winegrowers Association. I am uniquely qualified to comment on the proposed Wine Country Plan.

In general, I support the proposed Wine Country Plan. However, I am specifically opposed to the proposed "Production Winery" definition and development standards as they will create a diminution in land values in the area. This personally impacts me and several hundred other property owners in the current C/V zone.

**Mission Statement:**

*The mission and vision of the Riverside County Wine Country Community Plan is to preserve the vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Southern California Wine Country known and respected worldwide, while maintaining the quality of life for residential communities and the equestrian lifestyle within and around it.*

Contrary to the popular perception about expanding the wine country, there are some interested parties within the wine industry that are motivated to:

- 1.) Stop all new winery construction on parcels under 20 acres by eliminating special events on those properties. This is inconsistent with the mission statement.
- 2.) Have existing wineries between 10-20 acres rezoned to WC-E. This is inconsistent with the mission statement.
- 3.) Define a "Production Winery" as a facility between 5-10 acres with a production level under 3,500 gallons and a building under 1,500/sf, and no tasting room. This is inconsistent with the mission statement.

The proposed Wine Country Community Plan will slow or stop winery development in the wine country. Since its initial concept, there have been less than a handful of wineries developed. Existing wineries in the area have been subjected to overreaching regulatory burdens. Why? Just take a look at the number of existing Plot Plans that have been abandoned. Due to these burdens, the time and costs to develop a winery have for the most part been rendered unfeasible except for the wealthy. Additionally, only a few existing wineries have substantial conformance with their plot plans to date.

I want you to recall and consider what the impacts of the last revisions to the Citrus-Vineyard Policy Area and specifically C/V zone accomplished.

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Today, some of the same interests have proposed many new ill conceived notions in the name of protecting and expanding the "Wine Country". Large wineries don't want competition. They have conceived a plan to disallow "Special Events" on winery properties under 20 acres. Approximately 28 wineries protested this and a compromise was struck to create another zoning classification, the WC-E "Existing Winery".

With all of the protests by the wineries over the potential "Donut-Hole" created for Calvary Chapel, this proposed zoning classification is more like "Swiss Cheese". If the WC-E zoning classification is allowed to go through, The County will effectively create a new class of property owners between 10-20 acres. They will see an effective taking of their property rights and a diminution in value. I suggest deleting this new zoning classification.

Small land and homeowners in the C/V zone (under 10 acres) are the worst hit by the proposed plan. They will lose the current bed and breakfast density of 2 rooms per acre and only be allowed 5 rooms. As a professional real estate appraiser with 34 years of experience, this will render new bed and breakfast facilities unfeasible. It takes 8 rooms to be financially feasible. C/V owners in this class will see an effective taking of their property rights and a diminution in value. Large wineries will benefit as they retain the current density of 2 rooms per acre for hotel construction and eliminate competition.

The proposed zoning change to WC-W will negatively impact small land and homeowners in the C/V zone in regards to their right to grow and process on site. The proposed "Production Winery" definition and development standards are being created to stop any small winery developments on parcels between 5-10 acres, not create opportunity. The proposed definition places a cap on production levels at 3,500 gallons (1,500 cases +/-) and only allows for the construction of a 1,500/sf building. I heard comments that a larger building would be "too intensive". However, owners in this class could conceptually build a 20,000/sf house on five acres. What's more intense, a 3,500/sf house with a 3,500-4,000/sf winery building or a 20,000/sf house? Some people have garages larger than 3,500/sf.

Furthermore, the proposed definition does not allow a winery to have a tasting room. A production winery would need a tasting room to be successful. 99% of the wine produced in Temecula is sold "direct to consumer" through tasting rooms. This is the only way to gain exposure to the public. The 3,500 gallon limitation is too small for a start-up to gain a third party distribution channel. There is no logic in this concept. It is doomed to failure. There is no place in America that places a cap on production levels for any farmer or business. Is Riverside County going to be the first?



The Temecula Valley Winegrowers Association is not supportive of the "Production Winery" concept with tasting rooms. This is because they are anti-competitive and fear competition. Several wineries in the Temecula started on less than 10 acres. Baily Winery has a tasting room and restaurant on 5-acres, Mira Monte started on less than 6.5 acres and was successful and purchased an additional 5-acres. Doffo started in a garage on 5-acres and expanded. Even, Nick Pulumbo, President of the Temecula Valley Winegrowers Association started on less than 7 acres and was successful and purchased additional acres. These are just a few small success stories and list goes on. However, it is apparent that the existing wineries want to raise the bar and have worked hard to convince the County Planning Directors and Supervisors to disallow the same rights and privileges they received.

There are many benefits to allowing tasting rooms on "Production Winey" sites. Small wineries will create jobs not only at the winery, but at hotels, restaurants, and retail stores in the City of Temecula. Small wineries will move the wine country from a day or weekend outing to a true destination resort area with longer stays. Successful small wineries will have the opportunity to afford assemblage of adjacent parcels to expand operations. Home prices will be driven by prospective buyers interested in entering the wine business. This will drive home and land values thereby increasing property tax revenues for the county. Additionally, sales taxes will increase.

For the Temecula Valley Wine Country to grow and be successful, I suggest that the County Planning Directors and Supervisors look to our neighbors to the south. San Diego County recently passed the "Boutique Winery" ordinance. A boutique winery is permitted by right. There is no costly plot plan requirement. There is no land size requirement. There is a limitation of 12,000 gallons of wine production. Tasting rooms are permitted and no special events (i.e. weddings, music) are allowed. The permit cost is about \$4,500. Since passing, San Diego is experiencing an explosion in small winery permits and developments. In just two years, San Diego County has more wineries than Temecula and will continue to grow and eventually surpass Temecula in both numbers and vineyard acres planted. Clearly, the San Diego County Board of Supervisors recognized the importance of creating an entire new industry.

Large businesses generally start as small businesses. The proposed plan takes away the incentive and right to start a business before you can even start one! Riverside County needs new jobs. It has one of the highest unemployment rates in California and suffered one the steepest declines in property values in the country.

I urge every Planning Director and County Supervisor to consider what I've stated. The current plan needs revision and will slow or stop winery development in the Temecula Wine Country. If this is the intent of the Planning Commission and Supervisors, pass the plan as is. If your intent is to truly grow the wine country, I urge you to support opportunities for small farmers and businesses, increased wine-tourism, and increased County tax revenues through business growth.

Sincerely,

Danny Martin

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**From:** Stark, Mary  
**Sent:** Monday, October 07, 2013 7:42 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Wine Country Plan

For Wine Country Community Plan

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
mcstark@rctlma.org

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**From:** Bob Reed [mailto:bob\_reedjr@verizon.net]  
**Sent:** Saturday, October 05, 2013 7:04 AM  
**To:** district1@rcbos.org; district2@rcbos.org; district3@rcbos.org; district4@rcbos.org; district5@rcbos.org; Stark, Mary; Barnes, Olivia; Coyle, Frank  
**Cc:** djmainc@aol.com  
**Subject:** FW: Wine Country Plan

To the Riverside County Board of Supervisors,

I am in support of the positions outlined in the following email from Danny Martin. I own a property and producing vineyard in the current C/V zone located at 39950 de Portola Road, Temecula, 92592.

I purchased my property in 2006 at the height of the real estate boom. Since then I spent a lot more money to plant a beautiful vineyard with the requisite acreage in order to maintain the property as a potential winery site. I have just completed my third harvest of high quality Temecula Valley grapes.

I also believe that the planned changes to the current zoning will have a negative impact on the value of my property and others like it. I am specifically opposed to the proposed "Production Winery" definition and development standards.

I strongly implore you to reconsider the planned change from the current C/V zoning.

Sincerely,

Bob Reed  
La Vigna a Destra LLC  
39950 de Portola Road  
Temecula, CA 92592  
703-992-5700

**From:** Danny Martin [mailto:djmainc@aol.com]  
**Sent:** Wednesday, October 02, 2013 3:10 PM  
**To:** [smitapatel86401@yahoo.com](mailto:smitapatel86401@yahoo.com); [grappes@aol.com](mailto:grappes@aol.com); [john@wayco.com](mailto:john@wayco.com); [ok2@verizon.net](mailto:ok2@verizon.net); [solaraction@gmail.com](mailto:solaraction@gmail.com); [qbrown134@aol.com](mailto:qbrown134@aol.com); [mcurran@csusm.edu](mailto:mcurran@csusm.edu); [aidadodaro@earthlink.net](mailto:aidadodaro@earthlink.net); [donchercab@gmail.com](mailto:donchercab@gmail.com); [swryder@ameritech.net](mailto:swryder@ameritech.net); [chrsitina@gershonbachus.com](mailto:chrsitina@gershonbachus.com); [grayfoxter@msn.com](mailto:grayfoxter@msn.com); [1frankieboy@gmail.com](mailto:1frankieboy@gmail.com); [pmhansen2@verizon.net](mailto:pmhansen2@verizon.net); [igill2219@aol.com](mailto:igill2219@aol.com); [bob\\_reedjr@verizon.net](mailto:bob_reedjr@verizon.net); [nick@dezineworks4u.com](mailto:nick@dezineworks4u.com); [djmainc@aol.com](mailto:djmainc@aol.com); [caslombardo@hotmail.com](mailto:caslombardo@hotmail.com); [mayissa@live.com](mailto:mayissa@live.com); [lorenzistatewines@yahoo.com](mailto:lorenzistatewines@yahoo.com); [ficara-wall@cox.net](mailto:ficara-wall@cox.net); [paubaranch@gmail.com](mailto:paubaranch@gmail.com); [rimba2@aol.com](mailto:rimba2@aol.com);

[rimba3@aol.com](mailto:rimba3@aol.com); [ognkhughes@hotmail.com](mailto:ognkhughes@hotmail.com); [southridge8@integrity.com](mailto:southridge8@integrity.com); [stenaranch@gmail.com](mailto:stenaranch@gmail.com); [rysur32@gmail.com](mailto:rysur32@gmail.com); [kteasdale1@verizon.net](mailto:kteasdale1@verizon.net); [selma909@verizon.net](mailto:selma909@verizon.net); [reiniervanderlee@gmail.com](mailto:reiniervanderlee@gmail.com); [villadicalabro@aol.com](mailto:villadicalabro@aol.com); [pablo@vlrvineyards.com](mailto:pablo@vlrvineyards.com); [mike@xoproperties.com](mailto:mike@xoproperties.com)

**Subject:** Wine Country Plan

**TO: Fellow Temecula Valley Wine Growers**

**I urge you to read my recent comments sent to the Riverside County Board of Supervisors and Planning Commissioners. Our property rights and values are under attack. If you agree with me, please take time to contact all of the Supervisors and Planning Commissioners and express your opinion.**

Email Addresses: [district1@rcbos.org](mailto:district1@rcbos.org); [district2@rcbos.org](mailto:district2@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org); [district4@rcbos.org](mailto:district4@rcbos.org); [district5@rcbos.org](mailto:district5@rcbos.org); [mcstark@rctlma.org](mailto:mcstark@rctlma.org); [obbarnes@rcbos.org](mailto:obbarnes@rcbos.org); [fcoye@rctlma.org](mailto:fcoye@rctlma.org)

My name is Danny Martin, my family resides at 36100 Pauba Road, Temecula, CA. I am a Certified General Appraiser that specializes in Agri-business valuations and specifically, winery and vineyard properties in the Temecula Valley where I have performed over 30 winery and vineyard appraisals. Additionally, I am a wine grape grower and member of the Temecula Valley Winegrowers Association. I am uniquely qualified to comment on the proposed Wine Country Plan.

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Furthermore, the proposed definition does not allow a winery to have a tasting room. A production winery would need a tasting room to be successful. 99% of the wine produced in Temecula is sold "direct to consumer" through tasting rooms. This is the only way to gain exposure to the public. The 3,500 gallon limitation is too small for a start-up to gain a third party distribution channel. There is no logic in this concept. It is doomed to failure. There is no place in America that places a cap on production levels for any farmer or business. Is Riverside County going to be the first?

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Sincerely,

Danny Martin

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**From:** Stark, Mary  
**Sent:** Tuesday, November 05, 2013 7:03 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: San Diego passes Temecula Wine Country

Wine Country...

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
mcstark@rctlma.org

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**From:** Tim [mailto:timothy\_roberts@hotmail.com]  
**Sent:** Tuesday, November 05, 2013 6:10 AM  
**To:** district1@rcbos.org; district2@rcbos.org; district3@rcbos.org; district4@rcbos.org; district5@rcbos.org; Stark, Mary; Barnes, Olivia; Coyle, Frank  
**Subject:** San Diego passes Temecula Wine Country

My name is Tim Roberts, my family resides at 37895 Normandy Road, Winchester, CA. I agree with Mr. Martin's comments below and would like to request that my property be excluded from the Wine Country Community Plan.



Tim Roberts, LEED AP | Project Manager  
626-641-5894 Cell

Temecula Wine Country Plan – Here Comes San Diego  
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I urge every Planning Director and County Supervisor to consider what I've stated. The current plan needs revision and will slow or stop winery development in the Temecula Wine Country. If this is the intent of the Planning Commission and Supervisors, pass the plan as is. If your intent is to truly grow the wine country, I urge you to support opportunities for small farmers and businesses, increased wine-tourism, and increased County tax revenues through business growth.



**TO: Honorable Members of the Riverside Board of Supervisors and Planning Directors**

**Subject: Our Wine Country is under attack by San Diego County.**

My name is Tim Roberts, my family resides at 37895 Normandy Road, Winchester, CA. I agree with Mr. Martin's comments below.

**Mission Statement:**

*The mission and vision of the Riverside County Wine Country Community Plan is to preserve the vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Southern California Wine Country known and respected worldwide, while maintaining the quality of life for residential communities and the equestrian lifestyle within and around it.*

According to the Alcohol and Tobacco Tax and Trace Bureau (TTB), as of September 2013, Riverside County had a total of 76 Bonded Wineries. A total of 16 of these bonded wineries are Alternating Proprietorships (APs) located at Temecula Valley Winery Management on Diaz Road in the City of Temecula. There are about 40 wineries located in the Temecula Valley Wine Country with tasting rooms. The remainder are blenders or run small tasting rooms in Old Town.

The TTB also reports that San Diego County now has 99 bonded wineries within that county. The local State of California ABC office in San Marcos reports a "flood" of new applications for Class 02 Winegrower licenses. The Ramona AVA, area of San Diego County now boasts over 30 wineries and will soon rival and surpass the Temecula Valley itself in the numbers of wineries there. Highway 79, near Warner Springs has 6 wineries with more on the way.

According to the San Diego County Agriculture Commissioner in their annual report, San Diego County saw an 81% increase in wine grape plantings in 2012 over 2011. They also report that there are now 752-acres planted compared to 416-acres in 2011. This is an increase of 336 acres. The reported 2012 crop value was \$5,529,907.

During the same period, the Riverside County Agricultural Commissioner reported that planted wine grape acres increased from 2,772-acres in 2011 to 2,918-acres in 2012. This is a year to year increase of 5% or 146-acres. The reported crop value was \$10,691,543. This is only 52% higher than San Diego County which has only a quarter of Riverside County's reported planted wine grape acreage. The demand for wine grapes in San Diego County is exploding due to new winery permits and a strict adherence to their 75% of processed wine grapes being grown in San Diego County.

As you are certainly aware, San Diego County recently passed the "Boutique Winery" ordinance. A boutique winery is permitted by right. There is no costly plot plan requirement. There is no land size requirement. There is a limitation of 12,000 gallons of wine production. Tasting rooms are permitted and no special events (i.e. weddings, music) are allowed. The total permit cost for a Boutique Winery is about \$4,500.

Since passing, San Diego is experiencing an explosion in small winery permits and developments. In just two years, San Diego County has more wineries than Temecula and Riverside Country combined. San Diego County will continue to grow and eventually surpass Temecula in both production and vineyard acres planted. San Diego County already has a well established tourism industry and their emerging wine industry will be another way to keep tourists in San Diego County to spend travel dollars there. Clearly, the San Diego County Board of Supervisors recognized the importance of establishing and supporting an entire new industry.

I urge the Planning Commission and Board of Supervisors to define a "Production Winery" exactly like San Diego County has as a "Boutique Winery" and release the power of market forces to grow and sustain our wine country in the Temecula Valley. Is Riverside County going standby and let San Diego County become the largest wine growing area in Southern California? It is happening right before our eyes. Can we afford to pass the Wine Country Plan as is without seriously considering what the market is doing in San Diego.

Large businesses generally start as small businesses. The proposed plan takes away the incentive and right to start a business before you can even start one! Riverside County needs new jobs. It has one of the highest unemployment rates in California and suffered one the steepest declines in property values in the country.

I urge every Planning Director and County Supervisor to consider what I've stated. The current plan needs revision and will slow or stop winery development in the Temecula Wine Country. If this is the intent of the Planning Commission and Supervisors, pass the plan as is. If your intent is to truly grow the wine country, I urge you to support opportunities for small farmers and businesses, increased wine-tourism, and increased County tax revenues through business growth.



Tim Roberts, LEED AP | Project Manager  
626-641-5894 Cell

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**From:** Stark, Mary  
**Sent:** Tuesday, October 15, 2013 8:33 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: the proposed Riverside County Wine Country Community Plan

For Wine Country.

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

**From:** Reinier van der Lee [<mailto:reiniervanderlee@gmail.com>]  
**Sent:** Sunday, October 13, 2013 8:49 PM  
**To:** [district1@rcbos.org](mailto:district1@rcbos.org); [district2@rcbos.org](mailto:district2@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org); [district4@rcbos.org](mailto:district4@rcbos.org); [district5@rcbos.org](mailto:district5@rcbos.org); Stark, Mary; Barnes, Olivia; Coyle, Frank  
**Subject:** Re: the proposed Riverside County Wine Country Community Plan

For the attention of the Riverside County Board of Supervisors and Planning Commissioners

Regarding: correction on my email October 9, 2013 "the proposed Riverside County Wine Country Community Plan"

After reading my email to Riverside County Board of Supervisors and Planning Commissioners, I noticed a typo.

"A solution as implemented in **Riverside** is preferred to my opinion."

This should have been:

"A solution as implemented in **San Diego County, also known as the Boutique winery ordinance,** is preferred to my opinion."

My apologies for any confusion caused.

With kind regards,

Reinier van der Lee

2013/10/9 Reinier van der Lee <[reiniervanderlee@gmail.com](mailto:reiniervanderlee@gmail.com)>

For the attention of the Riverside County Board of Supervisors and Planning Commissioners

Regarding: the proposed Riverside County Wine Country Community Plan

My name is Reinier van der Lee, I own a 5 acre property at 36615 East Benton road in Temecula.

The property has 4 acres of Cabernet Sauvignon vines planted.

Before moving to California in 2008, I owned a wine import company, and my wine education level is equivalent to WSET (Wine and Spirits Education Trust) Level 4 Diploma.

I think I can comment about matters of wine and the wine industry with some level of authority.

I have concerns how the purpose of the Wine Country Plan, "to preserve vineyard lands and to create an environment that encourages development of wineries" will work out in practice.

I will be directly impacted by SWAP 1.3, "Permit production wineries on 5 to 10 acres".

Ben Drake was recently quoted stating that there is no economy in grape growing. I can understand that. My vineyard produces recognized high quality grapes, but the yield is relatively low. Hardly enough to cover the cost of maintaining the vineyard. While I understand SWAP 1.20 intended to stimulate vineyards planting in residential areas, the income from selling grapes from these vineyards will most probably not cover the cost. Best case, no vineyards will be planted at all. Badly maintained vineyards are a public nuisance, and worse, they could be a breeding ground for disease and pests affecting the whole wine country.

A solution as implemented in Riverside is preferred to my opinion. Allowing small lot owners to sell their wines on their premises, will provide additional income and better economics. This will stimulate more vineyards being planted, needed to grow existing wineries, and can act as an incubator for new ones.

Restrictions in acreage, building size, and tasting room, do not help increase wine quality and reputation of the Temecula AVA. The market can sort out if a winery is feasible. No policies needed.

There are well documented examples of small scale wineries that have reached cult status now. The history of Temecula wineries show that many started from small lots. It would only be reasonable that new entrants can operate under the same conditions as the early winery pioneers.

I would like to give an example from Austria, Europe, where the Emperor Joseph II decreed in 1784 that wine growers were allowed to sell their own wine. This led to a cultural phenomenon called "Heurigen", best described as homey wine taverns. In Austria, the wine quality is strictly regulated, rather than limiting property size. The result is a booming wine industry, with annual reports of doubling wine export, and worldwide recognition for the quality of Austrian wine.

It would be good if the permitted use for Production Wineries could be further elaborated for my understanding. Some questions:

- \* Is a tasting room defined as a public location where you can go without appointment?
- \* Can a production winery receive a limited number of guests for tasting by appointment only?
- \* Is pickup of orders by customers allowed?

Thank you for your attention to my comments. I hope that the Board of Supervisors and Planning Commissioners can consider my arguments for lifting limitations for winery operations on lots smaller than 10 acre.

With kind regards,

Reinier van der Lee

October 28, 2013

To: Riverside County Planning and Parks Commissioners

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners,

I am a landowner in the Temecula Valley. I strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,

*Lashman Soriya*

*Lashman Soriya MD  
36450 Via El Pais Bonita  
Temecula, CA 92592*

October 28, 2013

To: Riverside County Planning and Parks Commissioners

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners,

I strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

I am a frequent user of Temecula Valley trails and a life-long trails advocate with a strong history in the importance of trails in each community. Horse owners and community members at large need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep themselves and their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders. Trails provide for healthier communities in many ways including reducing pollution through non-motorized routes of transportation, encouraging citizens to go out and walk or ride, providing educational opportunities for citizens about their communities and the important resources it contains. Sustainable trails only happen through efforts like this and thus provide a huge benefit to each community and those surrounding it. Trails plans also help encourage tourism and that benefits everyone in every community!

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes and resources as well as critical connector routes to allow riders and other users to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map and allow for updates as the community grows and develops over time.

Sincerely,

*Karen Carlson  
1720 Pine Street  
Ramona, CA. 92065  
slowlanejane@gmail.com*

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**From:** Stark, Mary  
**Sent:** Wednesday, October 30, 2013 12:06 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Wine Country Trails Network Support

Wine Country...

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

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**From:** Juanita Koth [<mailto:jkoth@dslextreme.com>]  
**Sent:** Wednesday, October 30, 2013 12:04 PM  
**To:** Stark, Mary; [balys@sbcglobal.net](mailto:balys@sbcglobal.net); [balys@sbcglobal.net](mailto:balys@sbcglobal.net); [balys@sbcglobal.net](mailto:balys@sbcglobal.net); [camiek@aol.com](mailto:camiek@aol.com); Christensen, Jon; [dshake@sbcglobal.net](mailto:dshake@sbcglobal.net); [darell\\_connerton@yahoo.com](mailto:darell_connerton@yahoo.com); [coisevbyid@msn.com](mailto:coisevbyid@msn.com); [rstendell@dc.rr.com](mailto:rstendell@dc.rr.com); [BobGrady007@msn.com](mailto:BobGrady007@msn.com); [hugh.vanhorn@icitymortgage.com](mailto:hugh.vanhorn@icitymortgage.com); [jerrycody@oco.net](mailto:jerrycody@oco.net); [judyann242@aol.com](mailto:judyann242@aol.com)  
**Cc:** [scott@scottkoth.com](mailto:scott@scottkoth.com)  
**Subject:** Wine Country Trails Network Support

Dear Commissioners,

I am a landowner in the Temecula Valley as well as the President and founder of a local riding club, Temecula Eq-Wine Riders. My husband and I are also business owners: Scott Koth, State Farm INS and Gaits In the Grapes Trail Guides. We strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

We urge you to pass the proposed trail map.

Sincerely,

Scott and Juanita Koth  
40405 Avenida Trebolo  
Temecula CA 92593

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**From:** Stark, Mary  
**Sent:** Monday, November 04, 2013 4:53 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Save our Riding Trails  
**Attachments:** [Untitled].pdf

Wine Country...

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

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**From:** Graham, Kerri L [<mailto:kerri.graham@av.abbott.com>]  
**Sent:** Monday, November 04, 2013 4:30 PM  
**To:** Stark, Mary  
**Subject:** Save our Riding Trails

Hello,

Please find attached my letter supporting the proposed trails map. These trails are very important to the community to keep Temecula as close to the "Old West" and the quaintness of our town.

Kind regards,

*Kerri Graham*



November 3, 2013

To: Riverside County Planning and Parks Commissioners

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners,

I am a landowner in the Temecula Valley and one of the reasons I moved here was because of the equestrian friendly community. I strongly support the proposed Wine Country Trails Network, and ask that you recommend the proposed map for approval by the Board of Supervisors.

Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders. In addition the proposed trails allow for a safe place away from traffic for me and my daughter to ride and allow for some great bonding time.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,



Signature

*Kerri Graham*

*40710 Los Ranchos Circle  
Temecula, CA 92592*

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**From:** Stark, Mary  
**Sent:** Tuesday, October 29, 2013 7:48 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Schabarum/Wine Country plan  
**Attachments:** Wine country PDF 1013.pdf

Wine Country...

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

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**From:** Elisa Niederecker [<mailto:winecountryplanrep@yahoo.com>]  
**Sent:** Monday, October 28, 2013 5:34 PM  
**To:** Stark, Mary  
**Subject:** Schabarum/Wine Country plan

Mary Stark.  
Please forward to the Commissioner.  
Thank you.  
Elisa N.

Good Afternoon Commissioner Petty.

I was informed over the weekend Pete Schabarum had wanted me to get in touch with you a couple of weeks ago to discuss the Wine Country plan. I regret the missed opportunity however I understand you did have a fun and informative ride with the Los Caballos group. I do support the multipurpose trail system and feel it will benefit the entire Temecula community.

I live in the proposed WC-W/WC-WE districts so some of my concerns are a bit different than those from the Los Caballos area. I have attached a few questions and comments regarding the new plan. I would appreciate you taking the time to look through the document.

Please feel free to give me a call if you have any questions.

Thank you.

Elisa Niederecker  
(951) 694-5973

## Wine Country Plan Clarifications, Recommendations and Considerations

### Definitions

Equestrian Lands-the definition implies just fencing and dirt, "buildings shall not be allowed in such open area". Does this also mean no shade shelters?

Incidental Commercial Use. I oppose using the word "incidental" when referring to a SOF. We all know these facilities are neither minor nor truly by chance as defined by Webster but are the primary income for some commercial wineries.

Temecula Valley Winegrowers Association Event, Wine Club Activity and Wine Club Event are all by definition events. It doesn't matter what the event is or what you want to call it. What matters is the frequency, the number of people attending, the noise they create and the traffic. The "event" that was left out of this group is the day to day wine tasting or happy hour "events" that at times create more noise and congestion than the parties.

Limitations on all of these parties/events should be based on the acoustical analysis, winery size, onsite parking, plot plan, frequency and neighborhood impact.

### Planning Commission Recommendations.

I do appreciate some of the Commissions recommendations however the assumption in Attachment A(pg.6,H&pg.7,I) regarding the different winery events and members attending assumes the "limiting factor for trip generation at a winery is the available number of parking spaces". Here the Commission doesn't seem to be considering all of the shuttles, limos and buses that do not use onsite parking but park elsewhere, driveways, streets, dirt lots or other wineries.

The Commission recommends(pg.6,H) Wine club events to allow up to 100 wine club members to attend. However in the definition of Wine Club Event it states "wine club members and their guests". So are these events limited to 100 people total or is there no limit? If it is a total of 100 than the event definitions need to be revisited as previously implied.

The Commission recommends (pg.7, I) the "total number of guests for special occasion facilities shall be determined on a case by case basis". What exactly does this mean? What criteria is proposed to assess the number of guests? By whom shall these be approved? Will the neighbors get notification of said approvals?

The Commission recommends(pg.9,N) "determining the appropriateness of an outdoor event and amplified music on a case by case basis". Here again the questions are what criteria is used, who approves, do the neighbors get notification?

I use the term neighbors to include everyone in the "impact zone". Many of the existing wineries are very respectful of the surrounding areas and do their best to keep the impact to the community at a minimum. Obviously there are some who don't.

The Commission recommends limiting the allowable number of animals to 2 animals per acre in the WC-W and WC-WE zones. I strongly disagree with this recommendation. I also disagree with not allowing commercial Equestrian operations within the WC-W & WC-WE zones. Ranches and horses have long been an integral part of our history and development as a community. They are scattered within the entire Wine Country Plan area. They are one of the many things that make Temecula unique and they should not be forced out.

#### Design Guidelines

Pg.4 #3. "Exposed metal surfaces.....should be prohibited...". Please specify and confirm this statement includes all metal horse shelters, barns and agricultural buildings.

Pg.6 #12. "The height of any fence and/or wall should not exceed four feet....". This implies all fencing. Please specify and confirm if perimeter, landscape, horse, and dog fencing are included.

Pg.7#4 Using the word "may" should be replaced with "shall or must". Noise management is a key element in "harmonious coexistence".

#### Developmental Standards

14.96. In past WC drafts, curbs, gutters and streetlights were to be discouraged. The document now states they shall be constructed within the Design Guidelines. Please let me know where I can find the new wording.

#### General Plan Circulation Element Draft

PG.C-14. The purchasing of homes, mitigation fees, funds/assessments from local, regional, State, and Federal government entities, special tax assessment districts are listed as potential sources of funding. As a taxpayer I am very concerned regarding future fees or an increase on my current tax bill. What are the expected costs? How widespread through the county would these costs apply?

#### Traffic

With the continual increase of people traveling within the Wine Country traffic issues are a large concern. Traffic volume and speed along with inadequate or non-existing turn lanes make for an unsafe drive. Combine pedestrians, bicycles, horses and gawkers on the same two lane road and accidents will certainly happen. The multipurpose trail system will help avoid potential problems however additional steps are needed. I suggest adding turn lanes into and out of the wineries, more stop signs on the smaller connecting roads and adding an additional lane exiting the WC prior to Butterfield.

Code Enforcement, Traffic enforcement, Emergency response

Many of the issues facing wine country homeowners today may have been avoided through better planning. However with that in the past the goal now is for all to be able to live, work and play here safely without having a negative impact on the surrounding neighbors.

Increases to all emergency services and law enforcement agencies should be considered.

Respectfully,

Elisa Niederecker

Wine Country Homeowner