

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

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

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

Draft Program Environmental Impact Report No. 524:

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

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

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

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

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

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

Significant Project Impacts:

1. Agricultural and Forestry Resources

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

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

2. Air Quality

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

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

3. Greenhouse Gas Emissions

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

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

4. Noise

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

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

5. Public Services and Utilities – Fire Protection Services

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

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

Public Services and Utilities – Libraries

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

6. Traffic

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

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

7. Growth-inducing Impact

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

8. Cumulative Impacts – Air Quality

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

Cumulative Impacts – Greenhouse Gases

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

Cumulative Impacts – Noise

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

Cumulative Impacts – Public Services and Utilities

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

Cumulative Impacts – Traffic

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

Project Alternatives:

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

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

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

Alternatives rejected from further consideration in the Draft PEIR are:

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

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

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

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

Draft PEIR No. 524 Comments and Responses:

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

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

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

Final Program Environmental Impact Report No. 524:

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

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

RECOMMENDATION:

DISCUSS AND CONTINUE to August 8 or 22, 2012

INFORMATIONAL ITEMS:

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

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

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

Disc 1



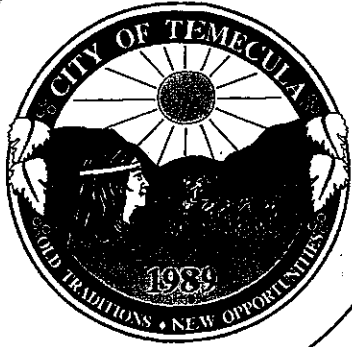
Public Testimony for Wine Country Community Plan

Policy Related Comments

Received	From	Affiliation
City of Temecula Comments		
04/21/11	Patrick r. Richardson, AICP- Director of Planning and Redevelopment	City of Temecula
Received after July 19, 2012 (1:30 PM)-July 24, 2012 (4:00 PM)		
Temecula Valley Winegrowers Association (TVWA)		
7/23/12	Peggy Evens, Executive Director	TVWA
Utility Corridors		
7/20/12	Louis B. Davis, Local Public Affairs Region Manager	Southern California Edison Company
Letter of Support		
07/22/12	Joel and Beth D'Andrea	Resident, Glenoak Hills
Noise/Traffic/Sewer Concerns		
7/22/12	Wendell J. Cole	Resident, Glenoak Hills
7/23/12	Terilee Hammett	Wine County Ad Hoc Committee Member; Resident, Glenoak Hills
Trails Network		
7/20/12	Juanita Koth	Equestrian Enthusiast
7/23/12	Anne Sturm	Visitor

Boundary Modification Comments

Date Received	From	Request
7/19/12	Faddoul Baida	Supports staff recommendation to exclude parcels from Community Plan. Parcels are a part of Group B Boundary Request Modification.
7/19/12	Tom and Susanne Campbell	Concern project will limit use of their property. Parcel is a part of Group E Boundary Request Modification.
07/24/12	Kathy Spano	In the process of purchasing 966380016; Ms. Spano is requesting the parcel be included in the Equestrian District. Parcel is a part of Group E Boundary Request Modification.



RECEIVED
Planning Dept.
MAY 02 2011

City of Temecula

Community Development Dept.

41000 Main Street ■ Temecula, CA 92590

Mailing Address: P.O. Box 9033 ■ Temecula, CA 92589-9033

Phone (951) 694-6400 ■ Fax (951) 694-6477 ■ www.cityoftemecula.org

April 21, 2011

Carolyn Syms Luna
Director of Planning
County of Riverside
4080 Lemon Street
Riverside, CA 92501

Dear Ms. Luna,

In response to your letter of March 22, 2011 regarding the City of Temecula's support of an "Urban Limit Boundary" between the City and the unincorporated County area to the east, we have reviewed the General Plan Policies adopted as part of our General Plan update in April, 2005.

As you are aware over the past decade, Temecula and surrounding western Riverside County have grown at a significant rate. It is anticipated that growth within this region will continue to occur as the economy continues to recover... Thus, directing how and where growth will occur is imperative to maintaining the quality of life and economic well being experienced by those living in Temecula and the surrounding area. The character of the adjacent winery and agricultural area, located along the City's eastern border, consist of larger residential lots and rural/agricultural areas. Although these areas are located along the periphery of the City, they represent a lifestyle and aesthetic character that possess regional significance. As such, the preservation of these areas is intended to be maintained.

The desire to retain the rural character of this area is outlined in the City of Temecula General Plan. A number of General Plan Policies and Implementation Programs related to these rural/agricultural areas are discussed below:

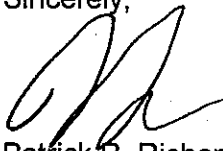
- Figure LU-5 (page LU-34) of the City's General Plan Land Use Element identifies the area east of the city limit boundary as a Rural Preservation Area. Additionally, a Rural Preservation Area is a designated area within which rural residential densities and/or agricultural uses are desired for the future.
- Table LU-7 (page LU-37) of the City's General Plan Land Use Element provides an objective for the area east of the city limits, as follows: Recognize the important role that wineries and agriculture play in the history and future success of Temecula by designating a large portion of the area Vineyards/Agriculture, and promoting only rural and very low density residential development that is compatible with these uses.

- General Plan Land Use Policy 3.1: Provide physical and visual buffer areas to create a transition between rural residential and agricultural areas, and commercial, industrial and other higher density residential development.
- General Plan Land Use Policy 3.2: Apply rural development standards within Rural Preservation Areas to maintain the rural character of those areas.
- General Plan Land Use Policy 3.3: Limit the size and number of additional structures on large lots to preserve the character of low density areas.
- General Plan Land Use Policy 3.4: Define the rural and historic areas of the community to be conserved, and establish a procedure for adding areas or altering boundaries as necessary.
- General Plan Land Use Policy 3.5: Discourage the extension of urban infrastructure into Rural Preservation Areas, except in cases where required to protect public health, safety and welfare.
- Implementation Program LU-14 Rural Preservation Areas states: Establish a process to review and approve development projects within Rural Preservation Areas, including a pre-zoning process for such areas currently outside the City's jurisdiction, to ensure that proposed projects are consistent with the objectives identified for each area.

These Policies and Implementation Programs establish a framework that will ensure compatibility of future development with the adjacent rural/agricultural areas. We believe these established policies essentially confirm an "Urban Limit Boundary" and support County efforts to retain the existing zoning and General Plan designations for these areas. These Policies and Implementation Programs will effectively limit high density or incompatible development and preserve the established lifestyle and rural character of the identified Rural Preservation area located east of the City's boundary.

Please do not hesitate to call me if you have questions.

Sincerely,



Patrick R. Richardson, AICP
Director of Planning and Redevelopment

CC: Mayor and City Council Members
Shawn Nelson, City Manager

From: Mehta-Cooper, Mitra
Sent: Monday, July 23, 2012 4:26 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Amendment Request
Attachments: ORDINANCE NO 348 approved revision request.doc

FYI

From: Peggy [<mailto:peggy@temeculawines.org>]
Sent: Monday, July 23, 2012 2:14 PM
To: Mehta-Cooper, Mitra
Subject: Amendment Request

Good day, Mitra,
Attached is the Amendment Request to Ordinance 348.3479 that has been approved by the membership of the Temecula Valley Winegrowers Association. Thanks so much for your patience and guidance. Good luck on Wednesday!

Peggy Evans
Executive Director
Temecula Valley Winegrowers Association
P: 800.801.WINE (9463) :: F: 951.699.2353
E: peggy@temeculawines.org
www.temeculawines.org



PROPOSED AMENDMENT TO:
ORDINANCE NO 348.4729

Section 14.91 – Definitions

COMMERCIAL WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine. Such facility usually operates appurtenant and incidental commercial uses such as wine sampling rooms, retail wine sales and/or gift sales.

PRODUCTION WINERY. An agricultural facility with no appurtenant and incidental uses solely designed and used to crush, ferment, and process grapes into wine. The facility is also used for bottling and distribution purposes.

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

14.96. DEVELOPMENT STANDARDS

d. Commercial Winery Standards: Situated on 10 or more acres in the WC zones; open to the public.

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

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

(3) At least 75% of the grapes utilized in wine production and retail wine sales shall be grown on site or within Riverside County except in the following situations:

a. An exemption from this requirement may be requested for the first three years after the issuance of building permit.

b. An exemption from this requirement may be requested by the Temecula Valley Winegrowers Association and approved by the Board of Supervisors during an Agricultural Emergency for the Temecula Valley Wine Country area.

c. Exemptions requests shall be submitted to the Planning Director on forms provided by the Planning Department.

(4) A commercial winery facility shall produce onsite at least 3500 gallons of wine annually.

(5) A commercial winery facility shall be at least fifteen hundred (1500) square feet in size.

(6) A commercial winery facility shall be constructed prior to issuance of building permit for any incidental commercial use and operational prior to issuance of occupancy permit for any incidental commercial use.

e. Production Winery Standards: Situated on five (5) or more acres in the WC zones; not open to the public; subject to minor plot plan approval.

(1) The minimum lot size shall be five (5) gross acres.

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

(3) At least seventy-five (75)% of the grapes utilized in wine production and retail sales shall be grown on site or within the Temecula Valley AVA except in the following situations:

a. An exemption from this requirement may be requested for the first three years, after the issuance of building permit.

b. The Temecula Valley Winegrowers Association shall be able to request a revocation for a specific amount of time for all wineries within the policy area during adverse environmental circumstances or extreme economic conditions.

c. Exemptions requests shall be submitted to the Planning Director on forms provided by the Planning Department.

(4) A Production winery facility shall produce on site less than thirty-five hundred (3500) gallons of wine annually.

(5) A Production winery facility (building or structures) shall be less than fifteen hundred (1500) square feet in size.

July 20, 2012

Ms. Mitra Mehta-Cooper, AICP
Principal Planner (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409,
4080 Lemon Street, 1st Floor
Riverside CA 92502-1409

Re: Program Environmental Impact Report 524, Wine Country Community Plan and
Related Applications

Dear Ms. Mehta-Cooper, AICP:

Southern California Edison (SCE) appreciates the opportunity to provide comment on the Wine Country Community Plan (Community Plan). SCE noted that proposed Community Plan policies C 16.5 and C 16.6 encourage the use of utility corridors for use as trails and as trail linkages:

C 16.5 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include, but are not limited to, the rights-of-way for:

- a. water mains;
- b. water storage project aqueducts;
- c. irrigation canals;
- d. flood control;
- e. sewer lines; and
- f. fiber optic cable lines,
- g. gas lines,
- h. electrical lines, and
- i. fire roads, railroads, and bridges.

C 16.6 Adhere to the following trail-development guidelines when siting a trail:

a. Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more services at less cost in one corridor. Require, where feasible, trails in urban areas to be located either outside of road rights-of-way or within road rights-of-way with additional dedicated right-of-way in fee required, and/or collocate such trails in utility corridors, and adjacent to irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more trail services at less cost in (combined function corridors)...

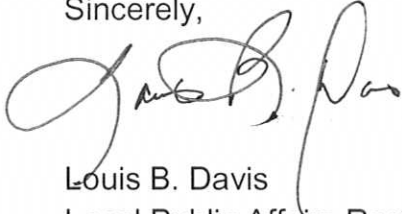
SCE transmission corridors are often highly desired by local agencies and developers for nonutility uses. SCE refers to these uses as "Secondary Land Uses". Please be advised that SCE transmission corridors may not be compatible with Secondary Land Uses, such as active trails and parks, because, once these uses become established, they may become unavailable to the public for extended periods during SCE system construction and/or maintenance and operations activity, or permanently unavailable due to SCE's use of the corridors. In addition, any proposed use cannot be in conflict with the rights owned by SCE and its operational requirements. Moreover, some Secondary Land Uses may give rise to safety issues for the public and SCE workers.

Utility corridors throughout SCE's service territory are limited. Any development that potentially encroaches/infringes or otherwise impacts an SCE facility, right-of-way, fee-owned property, or any other SCE land right may also potentially affect SCE's transmission, distribution and substation facilities. Therefore, the potential impacts must be reviewed and approved by SCE's operating and land management departments to ensure the proposal is compatible with SCE's operational requirements and associated rights. Requests of these types may also require CPUC review and approval/denial per CPUC Code 851. Should a proposed development potentially impact SCE facilities and land rights, SCE will require five (5) sets of project plans (along with a disk with PDF type files) depicting SCE's facilities and associated land rights to the following SCE operating department for review and approval:

Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O. 3 – Second Floor
Rosemead, CA 91770

Thank you for taking into consideration SCE facilities and land rights, which supports SCE's efforts to provide safe and reliable electricity service to the region. If you have any questions regarding this letter, do not hesitate to contact me at (951) 249-8468.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis B. Davis". The signature is fluid and cursive, with a large initial "L" and "D".

Louis B. Davis
Local Public Affairs Region Manager
Southern California Edison Company

From: joel.jbd@verizon.net
Sent: Sunday, July 22, 2012 8:59 AM
To: Nanthavongdouangsy, Phayvanh
Subject: Questions regarding Community Plan

my name is Joel D'Andrea and my wife, Beth, and I fully support the proposed plans for Temecula wine country. We are residents of Glenoak Hills and want to make sure our support is documented. We are unable to attend the meeting on Wednesday 7/25 as we will be on vacation. The people representing our community are one sided and we've heard their unsubstantiated arguments too many times. Please feel free to use our names as supporters of the growth. My address is 40225 Lucero Drive, Temecula, Ca 92592. 951-302-3237. Submitted By: Joel D'Andrea

From: Stark, Mary
Sent: Monday, July 23, 2012 8:53 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Wine country plan

Mary C. Stark

TLMA Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Phone (951) 955-7436
Fax (951)955-1811
mcstark@rctlma.org

From: Wendell Cole [<mailto:drcole79@verizon.net>]
Sent: Sunday, July 22, 2012 1:33 PM
To: Stark, Mary
Cc: Syms Luna, Carolyn; Stone, Jeff
Subject: Wine country plan

July 22, 2012

Dear Commissioners,

Thank you for agreeing to hold hearings on the Proposed Wine Country Community Plan in Temecula on Wednesday July 25, 2012. Although I may not be able to attend, I appreciate the effort being made to make participation in the process available to more people in the area of concern than might otherwise be the case if the meetings were held in Riverside.

I have two overriding concerns with the plan as proposed and with the mitigation suggested.

First is the issue of noise from wineries holding special events. These events very often have very loud amplified music in outdoor facilities. It has already become difficult to enjoy an evening outside during the summer months due to music coming from these events. The problem is that very often music from two or more of these events is easily heard from our back yard. This dissonant sound is very irritating and prevents us from enjoying our property. This will only increase in severity as the number of wineries increases especially since many of the conditions of approval allow for special events up to 200 or more times per year. Simple math will conclude that that means every weekend night all year long will be filled with music and other loud noise. I doubt very much that this is the "rural ambiance" that Supervisor Stone continues to tout whenever he is asked about the plan.

With this in mind I have three suggestions to mitigate this problem, in order of my preference:

1-Do not allow any outdoor amplified music.

2-Build into the plan some "music free" weekends. Give us 25 or so weekends with no outdoor amplified music allowed.

3-Give code enforcement the appropriate police power, training and backing and make them accountable to all citizens.

The second concern I have is with traffic safety on De Portola road. It is my understanding that there are no plans to make needed improvements to this highway for the next 5-10 years. This is simply unacceptable. With the projected increase of 44, 000 additional tourists per year in the area this will create some severe public safety hazards for this road. The road currently floods almost every winter, there are no shoulders, there are no left hand turn lanes and there are no bicycle lanes for the frequent users of this road. There is also visible wear and cracking to the existing surface. With increased traffic each weekend the deterioration of the road and hazards to cyclists and other motorists and no plans for improvements is simply an unconscionable neglect of public safety. The plan must include improvements to De Portola road sooner rather than later.

I think the overall plan has some merits, but I want to remind you that I live here every day. Most of the visitors and many of the winery owners do not live here and will not be affected. Please consider the residents when making final recommendations.

Thank you.

Sincerely,

Wendell J. Cole
Glen Oaks Hills Resident
Temecula, CA 92592

From: Stark, Mary
Sent: Monday, July 23, 2012 8:22 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: PC Hearing, 7/25/12, Item 3.1

Mary C. Stark

TLMA Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Phone (951) 955-7436
Fax (951)955-1811
mcstark@rctlma.org

From: GOH Residential Representative [<mailto:resgrp2020-wc@yahoo.com>]
Sent: Sunday, July 22, 2012 11:44 AM
To: Stark, Mary
Cc: Stone, Jeff; Syms Luna, Carolyn; GOH Residential Representative
Subject: PC Hearing, 7/25/12, Item 3.1

Dear Commissioners,

Thank you for holding this very important hearing in Temecula to facilitate area resident participation.

As a member of the Ad Hoc Committee representing Glenoak Hills homeowners, I would like to provide the following comments for the Wine Country Community Plan:

1. Many complaints have been voiced regarding noise from current wineries in many of the public meetings held over the past 2 years. I applaud the County in citing several important mitigation measures in the EIR for this impact. However, if these mitigation measures are not enforced, they are simply words on paper.

Amplified music was quite audible on my property ~ 1/2 - 1 mile away from several wineries/wedding events over the past 2 weekends, specifically July 14th and July 20th. 3 different music sources were heard on the 14th, making it unpleasant to sit outside for our meal. Why are we still hearing amplified music in view of all the attention this problem has received over the past 1-2 years? Nothing has changed. Why should we think this new plan, with all the new mitigation, will resolve this annoyance? The County has a challenging position to prove to area homeowners they will, in fact, finally start to enforce Ordinance 847 with area businesses.

2. Rancho California Water District's Groundwater Assessment published in February 2012 demonstrated our groundwater is "impaired" at this time with nitrates and salt. Sewer lines will help with the sewage nitrates, but no

salinity management program is to be in place until 2014. The number of attendees at local special events has not been well supervised as evidenced last summer, when it was learned a local winery had double the number of guests attend a concert allowed by their Conditions of Approval. (In this particular case, 250 were allowed and "500+" were in attendance. The County was made aware of this situation.) The County's lack of supervision has had a direct effect on our current water conditions. Is this going to change with the new plan?

3. Lastly, respectful interaction between property owners, regardless of land use (business/equestrian/home), needs to be facilitated and enhanced by the County. There is definite room for improvement in this area.

Homeowners in Wine Country "just want to be able to live here" as a right put forth by the County's zoning. Single family dwellings are allowed in the 3 districts and make up the largest population of each. Please give consideration to the balance and restriction needed in order for this plan to be a success.

Thank you for your time.

Sincerely,
Terilee Hammett
Ad Hoc Committee Member

From: Mehta-Cooper, Mitra
Sent: Tuesday, July 24, 2012 12:57 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Equestrians in Wine Country

FYI

From: Juanita Koth [<mailto:jkoth@dslextreme.com>]
Sent: Friday, July 20, 2012 7:27 AM
To: Mehta-Cooper, Mitra
Subject: Equestrians in Wine Country

Dear Temecula Wine "and Horse" Country Planning Commission,

Those who own horses..."live horses." Just about everything we horse owners do revolves, in some way, around the lives of our animals and their well-being. "Where" we are to live is at the top of that list! Temecula's roots are deeply anchored in this principle. After all, it was Indians followed by cattle and horse ranchers who were the first to live in Temecula and raise their livestock. Temecula's Butterfield Stage Line, California Southern Railroad and Pony Express would have never existed without horses. The horse has always been central to the lives of those who settled in this valley and it remains so today for many of us. Although the world has evolved, to Equestrians who "live horses" those changes do not lessen our commitment to a lifestyle based on compassion, accountability, beauty, nature, sacrifice, hard work, personal expense, great joy and sometimes even great sorrow. Our Equestrian Lifestyle is worth protecting on all levels and for all disciplines. We Temecula Equestrians are the continuation of an integral part of this community's history.

Thank you for your time and attention to my thoughts.

Kindly,

Juanita Koth, President Temecula Eq-Wine Riders

Temecula Eq-Wine Riders

1. Our club's membership currently consists of small, private ranch owners who trail ride in Temecula's Wine Country at least 2-3 times a week. Club rides are monthly events. All members are sponsored, experienced riders who have qualified for membership to the club.
2. Our email distribuion list extends to over 250 horse owners and equestrian businesses in the area.
3. Our website is hit several times each day, additionally we have received over 100 contact emails thru the website. Many of these emails requesting trail guide assistance, referrrals for horse properties/real estate, boarding and equestrian services. www.temeculaeqwineriders.com
4. We are qualified members (#1546-11) of the California State Horsemen's Association, a prestigious organization that is 25,000 members strong and an advocate for trails preservation in California. Our club's by-laws and mission statement reflect this affiliation. www.californiastatehorsemen.com
5. Our insured rides are frequently staged from local wineries where a meal and wine tasting are always enjoyed after a successful group trail ride. Winery visitors love to see us ride and are often seen taking pictures of our horses.
6. Our club has ridden in the Temecula 4th of July Parade for the past five years, always placing first or second in our division. All horses carry the sign of a winery or equestrian related business sponsor, the list of sponsors can be found in the Friends Section of our website. Over 8,000 spectators attend the parade and we have been interviewed for newspaper articles every year. www.nctimes.com/article_7dacf37c-5d1e-5c51-9471-7cd898a1411a.html We also ride in the Murrieta Veteran's Day Parade for which each rider carries a breast

collar sign bearing the name of a loved one who fought for our country in either Army, Navy, Air Force or Marines.

7. We have contributed to many equestrian related causes and organizations in our community over the years. This includes holding fund raisers for wineries to help cover the costs of hitching rails and trails. We have contributed funds to many equestrian parks and campgrounds in Southern California as well. Most recently, our members contributed to the Camp Pendleton Memorial Fund for a horse named, Sergeant Reckless. We have quite a stack of thank you letters to prove our support for many causes over the years.
8. We CHOOSE to live in this horse-friendly community. We live here because we can co-exist with our animals and enjoy a community of neighbors and business owners who share the same lifestyle!

From: Mehta-Cooper, Mitra
Sent: Monday, July 23, 2012 12:35 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: APPROVE THE WINE COUNTRY TRAILS MAP!!!

From: Anne4Property [<mailto:info@Anne4Property.com>]
Sent: Monday, July 23, 2012 10:35 AM
To: Mehta-Cooper, Mitra
Subject: APPROVE THE WINE COUNTRY TRAILS MAP!!!

We want the Wine Country Trails Map approved and that these trails will allow the wine country area to be enjoyed by many more people using these trails

Anne Sturm

C: 951-440-4617 • E: Info@Anne4Property.com

F: 951-677-8124 • Web: www.Anne4Property.com

39028 Winchester Rd., Ste. 101 • Murrieta, CA 92563



DRE Lic 01365635

HOMES • LAND • RANCHES • INVESTMENTS



Visit my website at: www.Anne4Property.com - Search the MLS in over 10 counties.
Email to: Info@Anne4Property.com.

From: Stark, Mary
Sent: Monday, July 23, 2012 8:15 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Cc: Hernandez, Karlene
Subject: FW: GPA 1077 (Wine Country Community Plan)
Attachments: letterRiversidePanningDepartment.docx

Email from a Wine Country Constituent.

Mary C. Stark

TLMA Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Phone (951) 955-7436
Fax (951) 955-1811
mcstark@rctlma.org

From: Faddoul Baida [<mailto:faddoulbaida@yahoo.com>]
Sent: Saturday, July 21, 2012 4:10 PM
To: Syms Luna, Carolyn
Cc: Stark, Mary
Subject: GPA 1077 (Wine Country Community Plan)

July 19, 2012
Ms. Carolyn Syms Luna
Planning Director
P.O. Box 1409 Riverside, CA 92501-1409

Sent via E-Mail – Hardcopy to follow

RE: GPA 1077 (Wine Country Community Plan)
APN 927560008-3 (12.14 acres)
APN 927560007-2 (11.18)
APN 927560002-7 (10.40 acres*)
APN 927560003-8 (.23 acres)

Dear Ms. Syms Luna:

I own the above referenced parcels (listed by APN) located at the north easterly corner of State Route 79 South and Anza - the main backbone roads leading into Wine Country.

The parcels are currently designated Tourist Commercial and have been since the Country adopted the General Plan in 2003. For this reason I invested hundreds of thousands of dollars assembling the parcels and pursuing plans to develop a full service hotel with restaurants and boutiques at this location.

Additionally, I have invested tens of thousands of dollars in research and design. When I approached the County approximately one year ago, I was advised by staff that I could not initiate the appropriate change of zone until after the Wine Country Community Plan (GPA 1077) was completed. I patiently waited until the plan was brought forward.

Now, in reviewing the new plan, I became concerned that the plan as currently proposed may not adequately take into account my project. My project is, however, generally consistent with the principle concepts of the overarching plan. My project would assist the County in achieving their goals and help stimulate the local economy by investing millions of dollars and creating hundreds of jobs – both short term construction and permanent jobs. The project is strategically located near the entrance of Wine Country and at the apex of the main backbone roads into Wine Country.

Therefore, I respectfully request the designation of Tourist Commercial remain on my property and any restrictions and/or prohibitions that might otherwise affect my ability to develop my project as proposed be removed.

Sincerely,
Faddoul Baida

Cc: Planning Commissioners

July 19, 2012

Ms. Carolyn Syms Luna
Planning Director
P.O. Box 1409 Riverside, CA 92501-1409

Sent via E-Mail – Hardcopy to follow

RE: GPA 1077 (Wine Country Community Plan)
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Therefore, I respectfully request the designation of Tourist Commercial remain on my property and any restrictions and/or prohibitions that might otherwise affect my ability to develop my project as proposed be removed.

Sincerely,
FB

Cc: Planning Commissioners

From: Mehta-Cooper, Mitra
Sent: Monday, July 23, 2012 12:41 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: letter from Tom Campbell re Temecula property

FYI

From: Susanne Campbell [<mailto:suzanochka@sbcglobal.net>]
Sent: Thursday, July 19, 2012 8:31 PM
To: Mehta-Cooper, Mitra
Subject: letter from Tom Campbell re Temecula property

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

Re: Agenda Item: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Mitra Mehta-Cooper
Planning Commission: July 25, 2012
WINE COUNTRY COMMUNITY PLAN –
General Plan Amendment No. 1077, Ordinance
Amendment No. 348.4729, and Program
Environmental Impact Report No. 524
Applicant: County of Riverside
EIR Consultant: RBF Consulting

Dear Ms. Mehta-Cooper:

We appreciate all the help you have provided us in the past. We have reviewed the documents relating to this proposed project, and must admit to having some difficulty in understanding all the implications for our property at 35600 Monte Verde Road, Temecula. We read that if we fail to present possible objections at the time of the hearing, we will lose our opportunity to contest any possible outcome; and since we're unclear on what the implications might be and we are not able to attend the hearing, we wish to preserve all of our rights. Our specific concerns are on the restrictions of use that might apply to our property, and the permission for new uses on adjacent property. We are concerned, specifically, that the proposed revisions might

- 1) prevent us from building a small guest house or sheds for agricultural purposes
- 2) require us to widen our driveway
- 3) negatively impact our continued use of well water
- 4) limit the number of guests we may invite to our property for special occasions
- 5) omit citrus and other crops except vineyards as a potential agricultural use of our land
- 6) enable commercial development on the land immediately adjacent to ours (neighboring, that borders 79) that would in some way damage the value of our property by creating a nuisance in increased traffic, pollution, noise, artificial lights or disadvantaging our view.

We make formal objection to the proposed revisions to the extent that they would have any of the foregoing effects, or otherwise further restrict the use of our property. If you have any assurances you can give us on these points, we'd be

12:50 PM7/23/2012 12:50 PM

delighted to hear from you. Our basis for objecting to any such effects is the inadequacy of the EIR, the violation of California's anti-takings law, and the relevant prohibitions of the state and federal constitution.

It is our sincere hope that the changes can be worked out without having these consequences, in which case, we would be hopeful of being able to support the proposal with enthusiasm.

Thank you,
Tom and Susanne Campbell

From: Kathy Spano [jumplatigo22@yahoo.com]
Sent: Tuesday, July 24, 2012 7:51 AM
To: Mehta-Cooper, Mitra
Cc: Nanthavongdouangsy, Phayvanh
Subject: RE: #966380016 Zoning in Temecula Wine Country

July 24, 2012

RE: #966380016

Zoning in Temecula Wine Country

To Whom It May Concern:

I spoke with Mitra regarding the zoning on 966380016. This is a lot for sale that we are buying. I am an equestrian and want to make sure it gets in the correct zoning, Temecula Winery Equestrian. I know that the parcels next to the one we are buying are planned to change to Equestrian. The owner selling the property did not request equestrian. I will be at the planning hearing at Temecula City Hall, July 25. Please let me know if I need to do anything else to get this change before it goes into effect in October!

Thanks!

Kathy Spano



Comment Letters for Wine Country Community Plan

Received after July 5, 2012 and Prior to July 19, 2012 (1:30 PM)

Policy Related Comments

Received	From	Affiliation
Transportation Network Comments		
6/24/12	Adrian McGregor	Resident
Noise Concern Comments		
7/9 and 7/18/12	Theresa Fogarty	Resident
Letter of Support		
7/17/12	Frederick J. Bartz, Morgan Hill HOA Board President	Morgan Hill
Tribal Comments		
7/13/12	Anna Hoover, Cultural Analyst	Pechanga Band of Luiseno Indians
Planting Requirements		
7/16 and 7/18/12	Laurie Staude	Property Owner
7/16/12	Gretchen Adkins	Property Owner
Production Requirement		
7/18/12	Dean Foote	Winery Owner
7/19/12	Christina Lesch (Petition)	Small Winery Owners
Allowable Uses		
7/16/12	Ronald Mostero	Property Owners
7/16/12	Donald Lorenzi	Lorenzi Wines
Trails Network		
7/10/12	Andrea Duncan	Equestrian Enthusiast, Visitor
7/13/12	Pat Ommert	Property Owner
7/17/12	Tammy Russell	Equestrian Enthusiast, Visitor
7/17/12	Terin Harris	Resident
7/17/12	Terri Connors	Equestrian Enthusiast, Visitor
7/17/12	Liz Beam	Resident
7/17/12	Joanne Thacher DVM	Resident
7/18/12	Gil Pankonin	Resident
7/18/12	Glen and Jana Dorr	Equestrian Enthusiast, Visitor
7/18/12	Nancy Bennett	Equestrian Enthusiast, Visitor
7/19/12	Angela Risner	Equestrian Enthusiast
7/19/12	Kerry Hoffman	Resident
7/19/12	Lorraine Harrington	Resident
7/19/12	Silver Stapleton	Resident
7/19/12	Sherry Turner	Resident



Boundary Modification Comments

Date Received	From	Request
7/06/12	John and Marilyn Norris	Supports staff recommendation to exclude parcels from Community Plan. Parcels are a part of Group A Boundary Request Modification.
7/17/12	Gary Kazanjian	Supports staff recommendation to exclude parcel from Community Plan. Parcel is a part of Group B Boundary Request Modification.
7/12/12	John LaMagna	To include parcel in Winery District

Mehta-Cooper, Mitra

From: Adrian McGregor [macsgarden2004@yahoo.com]
Sent: Sunday, June 24, 2012 3:50 PM
To: cluna@rtlma.org; County of Riverside Supervisor Jeff Stone District 3; TioshaAssistant to the Clerk of the Board *Ford; Harper-Ihem, Kecia; Clerk of the County of Riverside Board of Supervisors Kecia Harper-Ihem; Harmon, Jennifer; Susan Jones Clerk of the City of Temecula; Mehta-Cooper, Mitra
Subject: Fw: Box Please include all 55 pages below in sent form and from PDF files into Public Record
Attachments: Roadways in Temecula Wine Country.doc

--- On Mon, 6/18/12, Adrian McGregor <macsgarden2004@yahoo.com> wrote:

From: Adrian McGregor <macsgarden2004@yahoo.com>
Subject: Box Please include all 55 pages below in sent form and from PDF files into Public Record
To: "Wine Country Adrian McGregor" <macsgarden2004@yahoo.com>
Date: Monday, June 18, 2012, 12:27 PM

Please place the attached statements into public record for the EIR and finalization of the RCIP 2012-13 General Plan and Southwest Master Plan. Please Print out all 54 pages into the Advisory Temecula Wine Country Committee Members MINUTES AND into the EIR of the Temecula Wine Country Plan, whose meeting will be held on July 25, 2012 at the City of Temecula City Hall.

Submitted by: Adrian J. McGregor
P.O. 894108
Temecula, CA 92589-4108
macsgarden2004@yahoo.com
951.676.5024
35 YEAR RESIDENT

PLEASE LEGALLY NOTIFY ME BY ELECTRONIC MAIL OF ANY FURTHER MEETINGS RE: THE 2012 RCIP GENERAL PLAN AND THE SOUTHWEST MASTER PLAN/ ADVISORY TEMECULA WINE COUNTRY PLANNING COMMITTEE/ SUPERVISOR DOCUMENTS AND MEETINGS RE: WINE COUNTRY/ ANY MUTE OR PUBLIC MEETINGS BY THE PLANNING COMMISSIONS OR EXECUTIVE DIRECTOR C. LUNA OR OTHER UNKNOWN PERSONS/ PATTI ROMO HEARINGS RE; ANZA RD EASTERN BYPASS CORRIDOR/METRO PRESERVE/STATEHOLDER MEETINGS FOR THE EASTERN BYPASS/ AND ANY NEWLY WRITTEN DOCUMENTATION....RE: THE ABOVE...AND SUPERVISOR RESOLUTIONS AND OR AGENDAS BY ANY AND ALL STAFF.

Freeways/Express Ways: Butterfield Stage Rd. Plans approved in 1988-89 to become 6 Lanes Eventually

Just for the record: According to the Final EIR for Butterfield Stage Ranch, Specific Plan #226, prepared March 1988 by RANPAC Engineering Corp, Temecula, Butterfield Stage Road between 79S and Pauba was designated a Arterial Highway (6 lanes) with a 110 foot right of way as shown on the circulation element map of the General Plan.

Roadway Design: Intensive urban uses shall be served by streets and highways capable of handling high volumes of commuter and truck traffic.

Road right of way and dedication: Necessary rights of way dedications shall be made by developers as part of the land division and review process.

It is still contend that BSR is a sleeping dog. Because of the rukus caused in 2003 of approved 2000-2002 RCIP General Plan and Southwest Master Plan transportation Corridors by Cal Trans approved Butterfield Stage Rd. to be the to start with four lane expressway (Eastern Bypass) and changed in 2003-2004 by Robin Lowe and Ron Roberts with the assistance of Stephen Brown City of Temecula Planner submitting for the Council Members to abort the newly designed and approved \$32,000,000.00 million new RCIP Corridor Plans designed and mapped by Parsons Mapping, which was available on CD-ROM completed in finalized design. In less than 60 days Roberts and Lowe changed the approved finalized new corridor roads/future freeways which had been a four year process, which is documented in the Executive Committee Minutes of Transportation.

The City of Temecula and the County of Riverside had to leave Butterfield Stage Road alone for a while and work on other issues surrounding the area to fit in the final puzzle pieces. But, all the

activity around it (wine country expansion); 79S new exchange and so on have a connection somehow to BSR and at some point in time it will need to be expanded to 6 lanes; there is not enough room now to do it. We walked it off and measured the existing road. Houses will need to be taken by emanate domain.

The facts might not mean anything now, but keep it in the back of your mind as for what is going on elsewhere.

BSR is still part of the puzzle.

In 2005 a METRO PRESERVE STATUS for 50 years with a every 5 year review periods were put in place on Anza Rd. of Temecula Wine Country by the Department of Transportation (Either by CAL Trans and/or by The County of Riverside Dept. of Transportation, OR POSSIBLY BY BOTH.

In 2002 Bill Hughes of the City of Temecula stated at the Falkner Winery Wine Country Update that when ANZA RD. is completed out in 40 years, it will be 16 lanes WIDE.

The EIR Transportation negative impacts to all agriculture and humans, is found in the City of Temecula Planners Offices within a CD-ROM which is kept on a staff's desk, not in a binder. It was sent by the County of Riverside Staff as Letter No. 10 included in the 2005 City of Temecula Financial Report for 20 Year Growth. It states: That along the Anza Rd. Eastern Bypass there will occur Level 6 Hot Spot Carbon Monoxide Cacogenic Soot Contamination in all of the low laying valleys along the Eastern Bypass with the introduction of 77,000 cars per day. (This has been upgraded to 85,000 in 2012). It will harm the health of children and seniors' breathing and any one with breathing illnesses.)

THESE statements were NEVER PRESENTED TO THE COMMUNITY OR IN WRITING WITHIN THIS 2012 RCIP GENERAL PLAN NOR IN THE SOUTHWEST MASTER PLAN, WHICH ALSO INCLUDES THE SPECIFIC AGENDA ITEM, 1076, WHICH CONFUSES THE ISSUES OF now calling the Wine Country as 11.85 square miles, and also calling it the Wine Country Plan. This information was given to Margaret Rich, who did not show the Parsons mapping, documentation, and 2007 Stakeholders one year of meetings, which Dan Stephenson, Naggar, Commercho, and others were hand picked/appointed by Jeff Stone, Supervisor.

Jeff Stone violated the sealed 2003-2004 RCIP General Plan and Southwest Master Plan of his District 3, by placing in motion I believe the illegal process of changing the 9,000 families' rural single residences and parcels to agricultural...and now changed their deeded descriptions of their paid for lands and zoning FOR FUTURE COMMERCIAL TAKE OVER AND USAGE OF EITHER UNITED 21, AND/OR RDA. BY BRINGING IN THE COSTS OF TRAILS/SEWERS/ INTO THIS 2012 EIR, electrical corridors may now share the trails for walking and horses...which does not mix... as was done in LA, Anaheim and Orange County I believe.

And, the omission of the impact of the Metro Preserve being withheld from the residents of more than 9,000 presently, may be a felony CA PENAL Code 115.

Also, County of Riverside have omitted the proven Napa Valley recycled 1% Variable Formula that mandates abundance of northern CA waters to blend with Colorado water.

I request that the PDF File of 51 Pages also be placed into public record. I am only a private citizen, without attorney assistance. I believe my statements to be true.

PDF]

Microsoft Office Outlook - Memo Style

www.socalwinecountryplan.org/LinkClick.aspx?fileticket=0...70

File Format: PDF/Adobe Acrobat - [Quick View](#)

Subject: FW: **Temecula** Wine Country EIR Statements in 2012 I believe to be true SILENTLY
IN 2005 A **METRO PRESERVE** WAS PLACED UPON **ANZA RD.**

Mehta-Cooper, Mitra

From: Theresa Fogarty [terry501@earthlink.net]
Sent: Wednesday, July 18, 2012 8:39 AM
To: Jeff Stone; John Tavaglione; Supervisor Benoit; Marion Ashley; Bob Buster; Mehta-Cooper, Mitra; Stark, Mary
Subject: events Sat.-Wine Country Hearing Notes/comments

To the Supervisors, Mitra, Planning Commissioners c/o Mary Stark

**Re: Wine Country
Planning Commission Hearing July 25/ comments**

This past Saturday night, July 14, 2012, 3 events were going on at the same time in Wine Country - - each with different styles of music. It was like being in a vortex..... being bombarded by incompatible styles of music. It was not enjoyable to sit outside. Solutions: put this music inside, lower the volumes and calendar events around each other. Cumulative impacts need to be avoided./mitigated.

Thank you,
Theresa Fogarty



July 17, 2012

Riverside County Planning Commissioners
c/o County Planning Department
4080 Lemon Street
Riverside, CA 92501

RE: Proposed Wine Country Community Plan

Dear Chairman Snell, and Planning Commissioners Petty, Porras, Roth, and Zuppardo,

In our previous letters of March 23, 2011, and February 1, 2012, our primary concerns dealt with a provision to allow wineries in the Winery District area adjacent to residential homes in the community of Morgan Hill to have open-air outdoor amphitheatres which would be allowed to include amplified music. As stated in our letter, a number of Morgan Hill homes and the community's Clubhouse back up directly to a valley area, and there is an elementary school near to where the additional wineries are proposed. Sound levels from the amphitheatres could significantly negatively impact the Quality of Life of these Homeowners, and Homeowners who are using the outdoor Clubhouse facilities, and area school children.

Now, there is a compromise option for this area (Option 2 – Staff Recommended Alternative) which takes the area south of Highway 79S, previously designated as totally "Winery (Hospitality) District", and divides it up into three parts labeled Residential (five acre minimum), Winery, and Equestrian.

Based on this option, we would like to provide the Commissioners the following comments:

- This option provides a significant residential buffer between the community of Morgan Hill and the now proposed Winery area.
- This option would reduce significant traffic through the residential community of Morgan Hill.
- For Morgan Hill, the creation of a Wine Country Community Plan is a better alternative than that of the current General Plan.
- We understand that there may be one or more other proposed General Plan amendments for this area south of Highway 79S. We ask that before you make decisions on any of these General Plan amendments, that the Commission fully hear

and consider all comments on the proposed Wine Country Community Plan, and then decide which might be better for the area as a whole.

For your information, Morgan Hill is presently a community of 839 homes, and at full build-out will be at 1,121 homes.

We support the overall plan and the need for such a plan. While we realize that there will not be a perfect plan for all stakeholders, we are requesting that the Planning Commission approve Option 2 – Staff Recommended Alternative.

Sincerely,



Frederick J. Bartz
Morgan Hill HOA Board President

cc Carolyn Syms Luna
Mitra Mehta-Cooper
Jeff Stone
Morgan Hill Board Members



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

July 13, 2012

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Mitra Mehta-Cooper
Project Manager
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Pechanga Tribe Comments Regarding the Response to Comments for the Temecula Valley Wine Country Community Plan, GPA 1077/EIR 524)

Dear Ms. Mehta-Cooper:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. Please incorporate these comments into the record of approval for this Project.

The Tribe submits these comments as documentation of our follow-up consultation meeting June 27, 2012 at the County Administration Center. Our comments regarding the County's responses as we discussed on the 27th are outlined below:

Section 22.8-The Tribe appreciates the inclusion in Chapter 4.5 *Cultural Resources and Paleontological Resources* however, this is not what we were requesting. The DEIR Project Description has addressed the surrounding land uses and communities however the Pechanga Reservation was not included. As a sovereign nation, an adjoining neighbor and a community that will be directly impacted by the proposed GPA, we request that the document include the Pechanga Reservation in the Project Description. It is our understanding from the meeting that the County has agreed to this request.

Section 22.12-In our comment letter, the Tribe suggested the inclusion in the following bullet point:

- Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historic Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places and taking into account tribal world views, beliefs, cultural knowledge and customs.

The Tribe understands the County's concerns; however, the Tribe is also concerned that often cultural sites are evaluated without taking into account Tribal views and information. After reviewing the CEQA Guideline referenced in the RTC as a way to address our comment (please note that there is a transposed number in the response: it is section 15064.5 and not 15604.5 as written), the Tribe's concerns are not alleviated. In fact, there is nothing in the cited Guideline that would require the County to take into account the Tribe's world view on the importance of cultural resources. While we appreciate your commitment to taking this information into account, as we discussed at our meeting, this is a long-term planning document and as such, it should be clear and concise for future generations of County staff to follow. As such, we again request that our language above be incorporated into the measure.

Section 22.14-The Tribe and the County agreed to the following revision:

Cul-2 If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined, in consultation with the Consulting Tribe, to be of significance due to its sacred or cultural importance.

The Tribe thanks the County for continuing consultation and for thoughtfully reviewing our comments and concerns on this important Project. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov if you have any additional comments or concerns. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

From: Mehta-Cooper, Mitra
Sent: Tuesday, July 17, 2012 9:55 AM
To: Nanthavongdouangsy, Phayvanh; 'grandylss@aol.com'
Subject: RE: Questions regarding Community Plan

Thank you, Phayvanh.

Good afternoon Laurie:

Thank you for sending this e-mail.

I want to assure you that the County is not going to mandate you to grow specific crops. The following language can be found under Section 14.92 of the proposed zones:

(5) Vineyards; groves; equestrian 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.

Additionally, the County is not planning on changing your property's zoning classification through this Community Plan process. Which means that your land will continue to operate uses (and grow crops) per its current zone. Should you decide to do a winery or commercial equestrian use in the future, the proposed Community Plan will impact you.

I hope this answers your questions; otherwise, please feel free to call me. I would also like to encourage you to register yourself on the following website to get an automatic e-alert when we set the next hearing date.

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

Thank you,

Mitra

Mitra Mehta-Cooper, AICP

Principal Planner - Strategic Programs,
Riverside County Planning Department,

4080 Lemon St. 12th Fl.

Riverside CA - 92502.

(951) 955 8514

(951) 955 0923 (Fax)

Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-Th).

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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From: Nanthavongdouangsy, Phayvanh
Sent: Tuesday, July 17, 2012 9:49 AM
To: Mehta-Cooper, Mitra
Subject: FW: Questions regarding Community Plan

FYI

From: grandylss@aol.com [<mailto:grandylss@aol.com>]
Sent: Tuesday, July 17, 2012 9:40 AM
To: Nanthavongdouangsy, Phayvanh
Subject: Re: Questions regarding Community Plan

I would please like Ms. Mehta-Cooper to respond to my e mail as she did to my neighbor Gretchen Adkins yesterday. Thank you. Laurie Staude

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

From: Nanthavongdouangsy, Phayvanh <PNANTHAV@rctlma.org>
To: 'GrandyLSS@aol.com' <GrandyLSS@aol.com>
Cc: Mehta-Cooper, Mitra <MMEHTA@rctlma.org>
Sent: Tue, Jul 17, 2012 9:02 am
Subject: RE: Questions regarding Community Plan

Ms. Laurie Staude,

Thank you for your comments concerning the Wine Country Community Plan. Your letter will be presented to the Planning Commission and the Board of Supervisors for consideration. Please let me know if you have any questions.

Sincerely,
Phayvanh

Phayvanh Nanthavongdouangsy
Urban Regional Planner III
County of Riverside Planning Dept.
951-955-6573

Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-TH).

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

From: GrandyLSS@aol.com [<mailto:GrandyLSS@aol.com>]
Sent: Tuesday, July 17, 2012 8:10 AM
To: Nanthavongdouangsy, Phayvanh
Subject: Questions regarding Community Plan

I am against the proposed requirement to plant 75% grapes on my 12 acre parcel in the Rancho California Highlands. (924100010-1) I have written letters to Ms. Mehta-Cooper and to Supervisor Jeff Stone.

I cannot attend the meeting July 25.

Please keep me apprised of any developments that may change what I plant on my property in this residential area. Thank you.

Submitted By: Laurie Staude

LAURIE STAUDE
31 St. Michael Place
Dana Point, California 92629
(949) 496-3628

Jeff Stone, Supervisor for Riverside County
P.O. Box 1486
4080 Lemon Street
Riverside, California 92502

Ms. Mitra Mehta-Cooper., AICP
Principal Planner (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, California 92502-1409

Concerning: General Plan Amendment No.1077
Ordinance Amendment No. 348.4729
Program Environmental Impact Report No. 524

Concerning: Parcel # 924100010-1 (12 Acres on north side of Camino Sierra Road)

July 10, 2012

Dear Supervisor Stone and Ms. Mehta-Cooper:

It has come to my attention that a meeting is planned for July 25, 2012, at the Temecula City Hall – City Council Chambers to discuss the Wine Country Policy District Proposal including the provision to plant grape vineyards on lots which are subsequently subdivided or lot-split. Unfortunately, I cannot attend the meeting, but I want to go on record as being against such a requirement for parcels as small as 5 acres or 6 acres.

I have owned 12 acres on the north side of Camino Sierra Road in the Rancho California Highlands area since the mid 1970's.

I want to go on record that I am opposed to that part of the proposed regulation that requires that any lot that is to be subdivided, or lot-split, subsequent to approval, must have 75% planting of grapes on the lots. Although I am not opposed to the idea of the planting, it seems unfair and a breach of property rights for relatively small lot owners like myself to comply with the section that demands the planting of vineyards.



If I wish, (or when I sell the 12 acres to a new owner who may also wish) to split the 12 acres into 2 parcels of say 6 acres each, I understand that 75% of those acres would need to be planted with grapes. A new owner might not wish or know how to raise grapes. He or she may want to plant gardens, to have horses, or just to have a residential home – and not to be in the vineyard business.

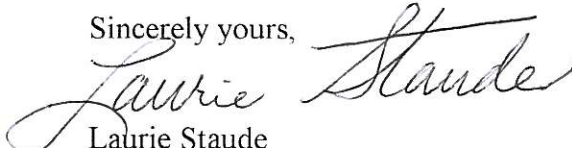
Under the current CC&R's of our HOA, The Rancho California Highlands Association, neither a winery nor commercial enterprise is permitted. This is a residential area. The 12 acres in question are on a hill top and bluff; and wind and other conditions may prohibit the profitable raising of grapes. This is spectacular view property – ideal for one or two homes.

Although I am generally in agreement with the Wine Country District's Proposal, I feel that this section should be reviewed again and perhaps only apply to lots whose size would keep the spirit of planting, but would be an undue burden to those of us with small lots. It would seem that 15-20 acres and above would be appropriate. I would like to sell my land to people who want to build a home and to raise their children here. I do not want to be limited only to buyers who want to raise grapes.

What can I do to maintain my options and choices, and to present freedom to future buyers?

Thank you very much for your support. I look forward to hearing from you.

Sincerely yours,


Laurie Staude

LAURIE STAUDE
31 St. Michael Place
Dana Point, California 92629
(949) 496-3628
e mail: GrandyLSS@aol.com



Ms. Mitra Mehta-Cooper
Principal Planner (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street – 12th Floor
Riverside, California 92502

July 17, 2012

Re: Parcel 924100010-1 (north side of Camino Sierra Road) – 12 acres

Dear Ms. Mehta-Cooper:

I hope you are in receipt of my letter of July 10 requesting that when and/or if I, or a new owner, lot splits my 12 acre parcel (924100010-1) into two parcels of say 6 acres each, that I not be required to plant 75% of my acreage in grapes.

I understand that yesterday you e mailed my neighbor on Camino Sierra, Gretchen Adkins, that she would not be limited to on her 7 acre parcel in her plantings or residential use of the property.

Will you please clarify for me the proposed requirements for my 12 acre parcel? Will I still be exempt or will a new owner if he chooses to lot split be allowed to plant on his parcels what he wishes so long as he abides by the CC&R's of the Rancho California Highlands? I certainly do not want to be restricted to growing grapes. I or new owner might want to have horses or to plant a garden, etc. Neighbors should be allowed the same freedoms for the same size parcels.

I am not sure that I correctly understand the proposed mandate. I will register for the website (<http://www.socalwinecountryplan.org>), but I would, also, very much appreciate a personal reply at my e mail address (GrandyLSS@aol.com). I, too, cannot attend the meeting on July 25th.

Thank you very much for your response to this matter that is very serious to me. I am also enclosing a copy of my July 10 letter.

Sincerely yours


Laurie Staude

Mehta-Cooper, Mitra

From: Gretchen Adkins [gretchen.adkins@verizon.net]
Sent: Monday, July 16, 2012 12:54 PM
To: Mehta-Cooper, Mitra
Subject: July 25 hearing

Ms Mitra Mehta-Cooper
Principal Planner (Project Manager)
County of Riverside, Transportation & Land Management Agency PO Box 1409
4080 Lemon Street 12th floor
Riverside CA 92502

To Mitra Mehta-Cooper:

As a property owner in Riverside County (APN 924050028) I received the recent mailing about a public hearing on July 25, 2012. Living in NYC, and having very little advance notice about the hearing in Temecula, I am unable to attend the July 25 meeting.

I am concerned that "the powers that be" think they can mandate what is grown on private property. I am against being told what I might plant on my own land. My lot is within a residential community where the land is used to best fit the needs of the families who own the land. I am proud that we have a Homeowners Association with CC&Rs to protect the use of our land. I am told that citrus trees invite insects and other bugs that threaten the health of vineyards. Surely vegetation on domestic lots of small acreage would not threaten commercial growers of grapes. I own 7 acres on Camino Sierra Road in Rancho California and I do not accept that I can be told what to grow on them.

I would appreciate a reply and to be kept up to date on any discussion that might follow.

Sincerely,

Gretchen Adkins

336 West End Avenue apt. 9C
New York City NY 10023
212-877-9761

Mehta-Cooper, Mitra

From: Deane Foote [deanefoote@verizon.net]
Sent: Wednesday, July 18, 2012 7:20 PM
To: Mehta-Cooper, Mitra
Subject: 2020 Plan

Mitra

In case you have not yet heard, I disagree with the 3500 gallon, must produce, section of the plan. As the state and feds only require the **capacity** to produce 3500 gallons, the county nor the wine growers can legally impose a higher standard. It is up to each winery depending on its own plan, size, economic condition, and circumstances to determine how much wine it will produce. If this is passed there will be legal consequences. I also disagree with the 10% planting of olives. This makes sense **ONLY** if we are talking of a new venture which has unplanted area. What about existing 35 year old trees, **no matter what type. The 10% idea should be applied across the board.** If you need clarification, Please call me at the number below.

Deane Foote
Foote Enterprises LLC
Foot Path Winery and Foote Path Farms
Home of 100% Hand Crafted Red Wine
36650 Glenoaks Rd. Temecula Ca. 92592
951-265-9951
www.footpathwinery.com

Follow us on Facebook at Deane Foote and Foot Path Winery. We are on Twitter and footpathwine.

July 18, 2012
Ms. Mitra Mehta
Riverside County Planning Department
480 Lemon Street
Riverside, CA

Dear Mitra,

RE: C/V Zone Wineries

Last Monday many of the winery owners of the Temecula Valley appellation were in attendance for a special meeting held at Wiens by the Temecula Valley Winegrowers Association. This meeting was somewhat combative, and we (the undersigned) felt that it is important to identify some issues that reflect the values and business models of the smaller commercial winery owners. The words "quality", "safety" and "logistics" seemed to have been omitted at the meeting; only volume was discussed.

First and foremost, it is critical that the planning department consider a "**grandfather clause**" which will allow all wineries, and wineries in work with the planning department to continue to realize their business model based on the conditions that were in-effect when their plot plans were initiated. In most cases, the business model and financial stabilization for a new business is based on the allowances and entitlements from the onset. Changing anything now, eliminates those entitlements given to each of the wineries in Temecula Valley.

Secondly, it is the position of the smaller wineries that the clause **capacity to produce 3500 gallons remains intact**. It is critical to have flexibility each year, and allow a winery to produce **fine wine** within their business model. It is understood that a winery needs to make wine. Making 3500 gallons per year is not feasible every year due to the following constraints. **The county should not condition a business to comply with a NEW ordinance where they do not have the means to enforce, but more importantly where the winery and the county would be financially encumbered to comply.**

Look towards top ranked small winery producers in Napa Valley for confirmation that smaller wineries not only adds to the charm and versatility of wine country, but also is necessary to maintain a solid reputation in a mature wine region.

Assume Red Wine production year one

10-acre property

24 tons of grapes

3600 gallons ON SITE

1500 SF BUILDING

Fermenting 3500 gallons = 48 ½ ton macro bins at crush 4' x 4' x 3' = 768 SF

Storage for 59 barrels = 6 barrels x 10 stacks = 280 SF

Year 2: You have aging 560 SF barrels

Year 3 etc: You have 560 SF barrels and need 768 SF for crush

No room to maneuver your forklift.

No room for the rest of your equipment: filters, pumps, press, tanks that could lead to worker injury or death. Safety has been sacrificed for volume.

THEN: You need to store the finished case goods.

Assumptions:

7 acres planted

3 TONS PER ACRE FOR QUALITY WINE*

21 TONS FOR HARVEST*

*The vines would need to be over cropped to produce larger yields with INFERIOR QUALITY of grapes to meet the 3500 gallon criteria.

A fine red wine producer will barrel age their wine for 18 months to 2 years
Bottle age additional year.

Determination:

It is **impossible** for a small producer to handle this capacity **yearly**.

In conclusion:

Boutique wine owners have a business model where they can bring more variety and diversity into an aggressive growing appellation. Conditions that stifle creativeness will affect the reputation of the appellation, and inevitably diminish a positive reputation from the consumer. Temecula Valley has the ability to create excitement and gain market share from wine drinkers that endorse Paso Robles and Napa Valley ONLY if it creates wines of similar quality. The entertainment in Temecula is a separate issue, and should not be a part of the wine making criteria.

Temecula Valley wine country should be about **FINE WINE**. Wineries by definition are facilities used for the processing of grapes into wine, which may include but not limited to the aging, storing or shipping of wine. (Winegrowers 02 license)

Wine is the picked, crushed and fermented wine grapes.

Growth is only based on the ability to meet and exceed expectations. Once expectations are exceeded a winery can pay to enact larger scale initiatives for future profitability models. If conditions set for wineries to overproduce and overbuild beyond our ability to finance, manufacture and sell at a profitable retail, **the winery will be faced with either making inferior product which will diminish the value of Temecula wine country which will devastate the Temecula Valley appellation.**

The following wineries and winegrowers are in favor of the stated policy changes above. List not completed (signatures will be provided at the meeting 7/25/12)

Christina and Kenneth Falik- Gershon Bachus Vintners

Andrew Kleiner – Lumiere Winery

Wilmer Yabar – Masia De Yabar

Damon – Churon Winery

Steve Chapin- Chapin Winery

Dean Foote- Footpath Winery

Alex Yakut- Alex's Red Barn

Ronald Mostero
505 Chiswick Road
Palos Verdes, Ca. 90274

RECEIVED
JUL 16 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

County of Riverside
Transportation and Land Management Agency
Ms. Mitra Mehta-Cooper, AICP
Principal Planner
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, Ca. 92502-1409

July 5, 2012

Re: Approximately 40 acres including Four Parcels APN 924-320-013-4, 924-320-014-5, 924-320-015-6, 924-320-016-7 at the corner of East Benton Road and Bella Vista Road, Temecula.

Wine Country Community Plan: General Plan Amendment No. 1077 Ordinance Amendment No. 348.4729 & Program Environmental Impact Report No 524 and the Planning Commission Hearing Legal Notice - July 25, 2012

Dear Ms. Mitra Mehta-Cooper:

This letter is in regard to the Wine Country Community Plan: General Plan Amendment No. 1077 Ordinance Amendment No. 348.4729 & Program Environmental Impact Report No 524 and the Planning Commission Hearing Legal Notice - July 25, 2012.

My wife Teresa and I purchased the four parcels listed above in order to develop a private rural school on the property. The present zoning of the property allows for the development of a private school.

I would like to submit that the children and families who reside in wine country will benefit from a local rural school. The benefits include decreased travel times for the students and their family members, and the ability of wine country residents to develop an increased sense of community at the school.

My wife and I have faithfully paid the property taxes on these four parcels for the past several years. We humbly ask that any future zone changes for these four parcels will continue to allow the development of a private rural school as an accepted use.

Thank you for your time and consideration.

Respectfully Submitted,



Ronald Mostero

Mehta-Cooper, Mitra

From: Donald Lorenzi [lorenziwines@yahoo.com]
Sent: Monday, July 16, 2012 2:21 PM
To: Mehta-Cooper, Mitra
Subject: winery designation

Hello Mitra,

Now that we've received our approval at the Director's Hearing today, we are requesting to be included in the Wine Country Plan with an "existing winery" designation. Thank you for your consideration and assistance. Please let me know if you need additional information.

Don Lorenzi

From: Andrea Duncan [babychops2u@gmail.com]
Sent: Tuesday, July 10, 2012 2:45 PM
To: Nanthavongdouangsy, Phayvanh
Subject: Re: Questions regarding Community Plan

Wonderful! I assure you myself and my horse peeps will be frequent fliers should that happen!

On Tue, Jul 10, 2012 at 12:52 PM, Nanthavongdouangsy, Phayvanh <PNANTHAV@rctlma.org> wrote:
Dear Ms. Andrea Duncan,

Thank you for your comments. We appreciate your interest in the Wine Country Community Plan. Your email will be presented to the Planning Commission for consideration.

Best regards,
Phayvanh

Phayvanh Nanthavongdouangsy
Urban Regional Planner III
County of Riverside Planning Dept.
[951-955-6573](tel:951-955-6573)

Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-TH).

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

From: babychops@lycos.com [mailto:babychops@lycos.com]
Sent: Tuesday, July 10, 2012 6:28 AM
To: Nanthavongdouangsy, Phayvanh
Subject: Questions regarding Community Plan

I am a wine tasting visitor (we usually bring a lite lunch and hang out all day sampling the wines, then bringing our favorites home) and just learned that there are some equestrian trails - I love that the plan is to expand them! My friends and I would absolutely LOVE to do wine tours on our horses. Please include a staging area large enough for folks with big trailers (3h or larger) to turn around and park in your plans so those of us who don't live at the trail head and only have one trailer (that isn't a small one) can trailer in.
Thank you SO much - this is fabulous news! Submitted By: Andrea Duncan

Patricia Ommert
400 W. Riverside Dr. #19
Burbank, CA 91506



July 13, 2012

To:

Riverside County Planning Commission RE: Community Plan GPA 1077 &
AP 927 1600 31 – 7

The information in the enclosed July 6, 2010 letter to Mitra Metha – Cooper is still current. Sending this now, will save my taking time during the July 25th meeting in Temecula to speak. Chris Huth D.V.M of Temeku Equine, Inc. is doing a great service and is an asset to the many horse owners of the Temecula Valley.

In spite of the economy the horse business is still viable. The need for equestrian centers, riding academies, boarding stables and the **trails to ride** these horses on will always be here. There are four times as many horses involved in recreational pursuits than there are in racing and showing. The economic diversity of the American horse owner is enormous, as are the age differences. From what I have seen of the new community plan you will have something for everyone. I applaud the work that has been done by the VDC Equestrian Committee, RCHA and Lorraine Harrington, working with Mitra and and Riverside County Staff. They have all spent hours trying to put this plan together.

I now live in a town house. Griffith Park and the Los Angeles Equestrian Center are my neighbors. My horse is boarded next door and as I ride, I see families on the rental horses that cost \$35.00 for a 2 hr. ride into the hills. Griffith Park has 54 mi. of trails within its 4,217 acres. I also see children riding their \$100,000.00 and up show horses, taking lessons. That is diversity and the Temecula Valley offers the same diversity. Recreation for all. I always felt we should have connector trails between Lake Skinner and Diamond Valley Lake. It is possible and I believe is in the plan. Thank you for listening.

Sincerely,

Pat. Ommert



Patricia Ommert
400 W. Riverside Dr. #19
Burbank, CA 91506

COPY

July 6, 2010

Mitra Mehta – Cooper, AICP

Principal Planner- Strategic Programs Riverside Co. Planning Dept.

4080 Lemon St. 9th Fl. Riverside CA 92502

RE AP 927 1600 31 – 7

Dear Mitra:

As the new community plan progresses, I wish to explain the status of the above parcel, which I own, and why it is 8.48 acres rather than 10 acres.

In 1968 my late husband and I purchased this property to build a veterinary hospital and our home. The area was and still is known as Valle de Los Caballos. The Rancho California Track and Training Center was in operation with a beautiful mile race track and training barns. This was all part of the original 87,500 acre Vail Cattle Ranch purchased by developers in 1964 and named Rancho California which was a planned community and our reason for investing here. We had spent several years looking for the correct location to build a state of the art equine veterinary hospital. The Rancho California plan was what we were looking for. At that time the VDC parcels were either 40 or 50 acres. In order to get financing for our veterinary hospital and home, the Coldwell Banker Real Estate people arranged to have a 2.85 acre release parcel cut off, paid in full, by our down payment. The remaining 47.05 acres were financed by the Rancho California developers. Our buildings were financed by private lenders. We bought parcel 15, which was 50 acres and across from the Track and Training center which became Galway Downs in 1980 and is now called The Southern California Equestrian Center.

Nov. 25, 1981 we purchased Parcel 19 which belonged to the developers and was contiguous with our parcel 15 of the VDC. We then did Tract Map 18438 which I am enclosing. This will save a lot of explanation. If you will note our hospital parcel then became 8.48 acres and was not a part of Tract Map 18438. We built a home there in 1996. After my husband passed away I moved to my present location to be closer to family.

I would like to comment on our purchase of parcel 19 and Tract Map 18438. Since 1969 I have been a member of the Rancho California Horseman



Patricia Ommert

Association. The fact that ^{400 W. Riverside Dr. #19} ~~hiding trails were offered~~ by the developers was another factor in our decision ^{to locate here} ~~to locate here~~ ^{Barbark, Oct 9/2006} ~~to locate here~~ on, our trails were maintained by the developers. I was working on the trail committee and discovered that parcel 19 was available and since it was contiguous to our VDC parcel 15 the Kaiser Co., developers at that time, were more than happy to split it off. We were pleased and when we did our split we made mostly 15 acre lots. We felt that was a good size for a horse property. At this time lots 1 2 3 & 4 are all one beautiful horse farm called Peacefield Farm. Lots 5 & 6 are also one owner and called Sweet Oak Ranch. They are both state of the art equestrian facilities and not only an asset to the Valle de Los Caballos but Riverside County as well.

In closing and once again regarding my AP 927 1600 31 - 7, the entire property is leased to Chris Huth D.V.M. and his wife with an option to purchase. It is called Temeku Equine, Inc. This property has been an equine clinic and surgery since 1969 and is currently the only facility of its type in the region. I would ask that this property be allowed (without plot plan or conditional use permit) as a prime example of the type of equine-oriented commercial facility that we envision for the Equestrian Zone under the new Community Plan. Thank you.

Sincerely,

Patricia Ommert

Enclosures

Copies to: Supervisor Jeff Stone, Olivia Barnes, Bill Wilson, VDC Equestrian committee



Mehta-Cooper, Mitra

From: Tammy Russell [tammyrussellrn@yahoo.com]
Sent: Tuesday, July 17, 2012 11:10 AM
To: Mehta-Cooper, Mitra
Subject: Temecula needs to remain horse friendly

To All that this will Concern:

Please keep Temecula and the valley horse friendly. We do not want the area to be known as "just another concrete jungle". In order for an area to thrive, it needs to appeal to a variety of interests. Look at Norco; a very horse friendly town. The people there are willing to live in the extreme heat and at times smog because of this equine acceptance. We horse families have enormous financial commitments to horse/animal/live stock businesses. This rural atmosphere among the wineries and other businesses is what makes us special. Don't go the way of LA or other horrible places.

It's also important for our kids to be brought up in a rural and agriculture area. I speak from experience being heavily involved in the Fallbrook FFA and working with kids at the fair. Many grads have chosen to pursue higher education in agriculture as a result of their experiences. Support the out of doors in every way possible. In my travels across the nation and world, I see how people love and support the communities in which they live when they are given these lifestyles.

Thank you,

Tammy Russell, a neighbor
Fallbrook, CA

Mehta-Cooper, Mitra

From: Harris, Terin L [terin.harris@av.abbott.com]
Sent: Tuesday, July 17, 2012 3:25 PM
To: Mehta-Cooper, Mitra
Subject: Equestrian Trails and the Community Plan

To the planning commissioners,

I am a horse owner/lover/rider in the Temecula Wine country, and I am writing to you with regard to the proposed equestrian trails and the community plan . A network of trails make the wine country more attractive and add to the peaceful, country image of Temecula. Equestrians and tourists will see Temecula as uniquely pastoral, unlike any other wine country they've visited around the world. As a matter of experience, when I ride through wine country and even visit wineries on horseback, there is generally a fascination and awe when visitors see horses. They want pictures to capture this memory of their Temecula Wine Country experience.

A connected network of trails is critical to keep horses exercised and of sound mind. Small segments of trails without a thoroughfare are neither useful, nor are they particularly fun to ride.

The trails are disappearing at an alarming rate because the General Plan did not protect them all with legal easements held by the County. We need the County to protect this asset to Temecula's Wine Country and to reclaim the easements. By doing so, Temecula's equestrian community and tourism will flourish with a well-connected network of trails benefiting wineries, keeping equestrians safe and providing a unique and stimulating atmosphere for Temecula.

Horse owners and lovers are a very significant portion of the Temecula population, and we contribute economically to the community in many ways. A large number of equestrians moved to Temecula Valley precisely because it is a horse friendly community and has the promise of equestrian trails. That is the reason I moved my family to Temecula's Wine Country. It is an amazingly beautiful area that is has a country feel with the excitement of business and entertainment by the wineries. The Community Plan allows 5 horses per acre in the Equestrian and Residential zones, but only 2 horse per acre in the Winery zone. Horses and vineyards are compatible agricultural uses for land, so it is difficult to understand the rationale for this variance. In addition, the Plan currently has many specifics about horse keeping that have no real basis, such as requiring 20 covered stalls for a 10 acre operation. Most equestrians that I know treat their horses extraordinarily well without any need for regulations from the general plan which is not based on animal husbandry. Ordinances that ensure animal health and welfare already exist.

Horses are so much a part of the history of the Temecula area and so much a reason for Temecula's current popularity as a destination site, perhaps better nomenclature for the area is "Wine and Horse Country". I believe that the signage and designs for the Equestrian Zone should reflect this. There are fantastic equestrian centers in Temecula, and coupling businesses with them would promote both causes and foster more gestures of good will and respect between the wineries and the equestrian community. The Valle de Los Caballos (Valley of the Horses) has long been a separate area with a distinct land use plan. I believe it should be preserved as the heart of the Equestrian Zone.

Thank you for taking the time to thoughtfully consider Temecula Wine and Horse Country's future, and thank you in advance for ensuring that Temecula's equestrian community thrives with a vibrant and connected network of trails and continues to add to the ambiance of Temecula!

Respectfully,

Terin Harris

Mehta-Cooper, Mitra

From: tcinwa@msn.com
Sent: Tuesday, July 17, 2012 9:22 AM
To: Mehta-Cooper, Mitra
Subject: In support if Temecula horse trails

In support of keeping Temecula horse trails open.
Terri Conners
[45987](#) Bristlecone Court
Temecula. [92592](#)

Connected by DROID on Verizon Wireless

July 17, 2012

Attention: Planning Commission

Dear Sir/Madam:

My husband and I are relatively new to Temecula. We moved here in 2008 from Redondo Beach where I had lived my entire life. I never realized such a beautiful place existed until we came to visit a friend in early 2008.

All my life I dreamed of owning my own horse. Then in 2010 I began taking lessons (putting a Temecula trainer to work). At the ripe old age of 49 my husband bought me a beautiful Tennessee Walker. I have been in literal heaven ever since. Thanks to the amazing work of the RCHA I have been able to live my dream and ride throughout this beautiful valley SAFELY!

Now not only does this dream involve riding the beautiful trails, it includes buying and utilizing all things "horse maintenance". This offers retailers to make money off my dream and keeps locals employed through those retailers.

I have also shared this with many of our family and friends who have come to stay here and utilize the numerous hotels/motels/inns that Temecula offers. This brings in revenue to the city/county and state.

If we look at this as one woman's dream, consider the thousands of others within this community who also love and own horses, their dreams, their experiences and the many who will share in that experience. It makes Temecula a VERY unique place to live.

I am one horse owner who is forever grateful for those who continue to represent and fight for a better, safer and consistent oversight of the trails and those who utilize them.

I am hopeful that this love and caretaking will continue on in the planning commission's work.

Thank you all for your time.

Liz Beam

Mehta-Cooper, Mitra

From: joanne.thacherdvm@gmail.com
Sent: Tuesday, July 17, 2012 9:08 AM
To: Mehta-Cooper, Mitra
Subject: Equine trails in the Temecula Valley

Please support the equestrian trails in the Temecula Valley. I have lived here for 28 years and have slowly seen the encroachment of "progress" and it's effect on this area. We need to protect this aspect of our community and protect and provide for Equestrian trails. People come out here on weekends to go trail riding at places like Green Acres Ranch that have never, ever, been horseback riding and leave amazed and proud of themselves. This is a part of America that we need to save. Please help.

Sincerely,
Joanne Thacher DVM
951-506-3615

July 18, 2012

Riverside County Planning Commissioners
c/o Mitra Mehta-Cooper
Principal Planner – Strategic Programs

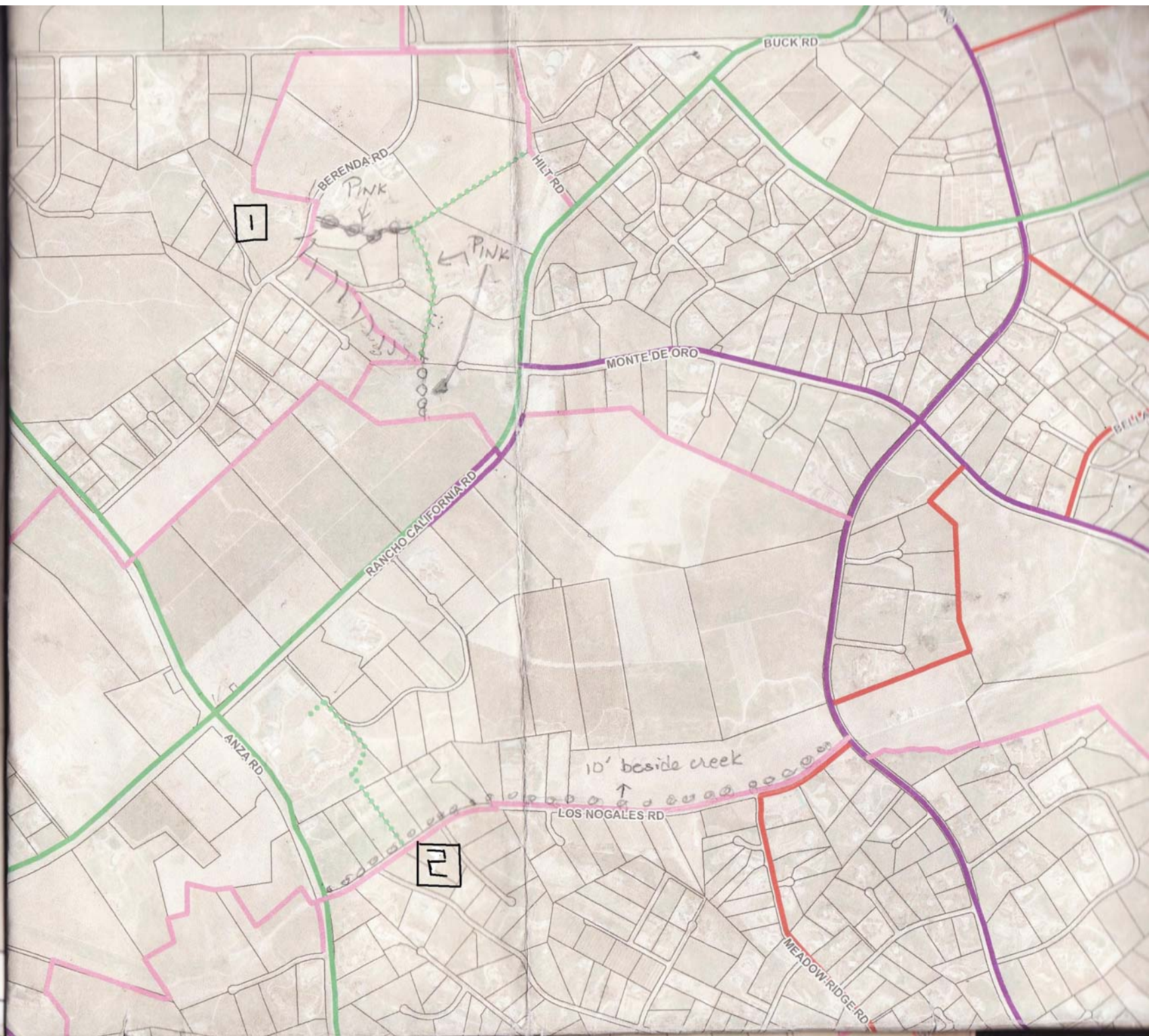
To: Planning Commissioners and Ms. Mehta-Cooper

From: Gil Pankonin

Subject: Comments on Wine Country Trails

These are minor changes that were incorrectly identified on the current draft of the trails map. I have marked the items in question on the attached portion of the map so you can easily find the areas I'm addressing:

1. Trail from Berenda Road that links to the horse crossing on Rancho California Road – these lines were drawn in error and the correct route is shown with dotted/circled lines. Furthermore, this should be colored PINK as a Regional Open Space Trail. This is marked as item 1 on the attachment.
2. Trail that parallels Los Nogales Road – The Trails Sub-Committee of the Advisory Council had agreed that this trail should be along the south boundaries of the properties along Los Nogales Road. But we'd like to be sure this is drawn clearly north of the creek that runs alongside Los Nogales Road, since the creek washes out frequently. This clarification will prevent unnecessary maintenance costs. This is presently a Regional Open Space Trail. This is also marked on the attachment as item 2.
3. Trail along De Portola Road going East from Los Alamitos Drive – The purple line designating the Regional Trail needs to continue all the way to the boundary of the proposed Wine Country, as the bike trail does. And then, it needs to connect over to the East Benton Road trail, to complete that equestrian loop. Somehow it just dropped off arbitrarily.
4. All wine country trails (including local trails) need to be held by the County for equestrian use. Otherwise they will not exist in years to come. Such a loss has happened in the mapping effort of the 1980s. Let's not repeat that mistake.
5. Roundabout at Rancho California Road and Anza Road – The combination trails going into this roundabout will be used by hikers/joggers/cyclists as well as equestrians. But because of the current landscaping at the roundabout, pedestrians/hikers/cyclists and even horses cannot be seen by cars entering the roundabout, creating an extremely dangerous situation. Correction needs to take place to eliminate the safety hazard.



BUCK RD

BERENDA RD

HILL RD

1

PINK

PINK

MONTE DE ORO

RANCHO CALIFORNIA RD

ANZA RD

10' beside creek

LOS NOGALES RD

2

MEADOW RIDGE RD

From: Mehta-Cooper, Mitra
Sent: Wednesday, July 18, 2012 3:54 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Temecula Trails Plan

From: Jana Dorr [<mailto:janadorr@gmail.com>]
Sent: Wednesday, July 18, 2012 3:53 PM
To: Mehta-Cooper, Mitra
Subject: Temecula Trails Plan

John Petty, Commissioner
Riverside County Planning Commission
c/o Mitra Metha-Cooper

We are residents of Temecula, and we support enactment of the Trail Map along with its future implementation. We urge the County to put a process in place for adoption of the easements in order to make the trails a reality. We believe there are many beneficial aspects for equestrians, as well as equestrian businesses, in the proposed Wine County Community Plan. It would be a great benefit to the equestrian community to have access to a complete and connected trail system which existence will be guaranteed by a County plan with the appropriate easements. The equestrian community is a significant portion of Temecula's population with an impact on the economy of the community. To provide a benefit to this portion of the community can only benefit the entire community including the wineries and a considerable portion of other local businesses.

Thank you for your consideration,

Glen & Jana Dorr

From: Mehta-Cooper, Mitra
Sent: Wednesday, July 18, 2012 3:32 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Horse-riding trails/equestrian facilities

From: Nancy Bennett [<mailto:njbennett@yahoo.com>]
Sent: Wednesday, July 18, 2012 3:07 PM
To: Mehta-Cooper, Mitra
Cc: nanbarber@verizon.net; Marion Satterfield; melissa spilman
Subject: Horse-riding trails/equestrian facilities

To the Temecula Planning Commission
c/o Mitra Mehta-Cooper

I will be attending the public hearing on Wednesday, July 25th at 9:00 am to review and support the building of riding trails in the Temecula and French Valley areas. Our 5-acre horse ranch is located at 37350 Pourroy Road in Winchester. The area we are in is unincorporated and is designated as being in the "Temecula sphere of influence".

We are interested in seeing riding trails connecting us with the proposed trails of Temecula and Wine-Country areas. With respect to the proposed trails, which I understand are to be used by horses, bicycles, and hikers, I would like to suggest some ideas regarding safety. We have ridden horseback on trails (Santa Rosa Plateau, for one) that are used for these three activities. We horse-riders tend to use these trails on week-days only, because the trails are crowded with bicycle riders on week-ends and holidays. Our horses are experienced trail horses, but incidents with bicycles are hair-raising and undesirable.

Because horses and bicycles are "Vehicles" they carry riders who are dependent upon reliable rules of the road for safety. Some horses are afraid of bicycles and shouldn't share the lanes where bicycles are ridden. Trail riding on horse-back is generally done at the walk and is a leisurely activity. Bicycle riders travel very fast. All horses can and will react violently to bicycles traveling into them at all speeds.

To be pro-active with prevention of accidents and injuries to these trail users, I would like to suggest the following tools and ideas for safety:

- 1) Signage: HORSES ARE AFRAID OF BICYCLES:
USE CAUTION Placed at frequent intervals along the trail, and at entrances to trails.
- 2) Trails: Separate horse trails from bicycle trails.
- 3) Multiple-use trails: Provide separation of horse pathways and bicycle pathways by installing barriers such as fencing, trees, or screening of some kind.

4) Perhaps specific days for horse riders, and specific days for bicycle riders.

Thank you for any attention and consideration you can give to these requests.

Respectfully submitted;

Nancy Bennett
37350 Pourroy Road
Winchester, CA. 92596

Mehta-Cooper, Mitra

From: Angela Risner [risnerranch@aol.com]
Sent: Thursday, July 19, 2012 11:20 AM
To: Mehta-Cooper, Mitra
Subject: So Cal Wine Country Trail Plan

Dear Mitra Mehta-Cooper,

I would very much like to make my voice heard regarding the upcoming planning commission meeting regarding the Trails and the Community Plan. I reside in Norco, CA and belong to Rubidoux Riding Club. Our club recently hosted a wine ride on May 5, 2012. We were able to stage from Keyways as well as spend the night on their property. RRC anticipates holding further club rides in the future. It took several pre-rides and the help from many local equestrians to determine the best route. I found it difficult to navigate the area without a trail mapping system and a patchwork of trails. It is imperative that horse trails and crossings be safe from fast moving vehicles.

I believe that Temecula Wine country is the ideal location to establish a network of horse trails which will be utilized by locals horse owners, horse groups and winery patrons. Horses are an integral part of the history of the area and so much a reason for its current popularity as a destination site. Equestrians support large property minimums, to keep the "open", "rural" feel of the area. Equestrians are a significant portion of the population who continue to invest in their infrastructures which further enhance the beauty and economic viability of the area. Equestrians contribute economically to the community in many ways, including supporting local businesses and visting wineries. Equestrians have local businesses and/or commerical operations. Equestrians are concerned and involved citizens, and many are community leaders themselves.

I urge the County to step up and take the easements in order to have a complete and connected trail system. I also urge that the County develop the area into a uniquely pastoral wine country which can only lead to tourism destination.

Angela Risner

Mehta-Cooper, Mitra

From: lorraine harrington [lfh415@yahoo.com]
Sent: Thursday, July 19, 2012 8:03 AM
To: Mehta-Cooper, Mitra
Cc: Kerry Hoffmans
Subject: Fw: Statement for wine country meeting

Mitra, one more that came to me rather than to you. Please include in the mailing

----- Forwarded Message -----

From: Kerry Hoffmans <khoffmans@wineresort.com>
To: lorraine harrington <lfh415@yahoo.com>
Sent: Wednesday, July 18, 2012 4:45 PM
Subject: Statement for wine country trails meeting

Hi Lorraine,

I trust you received my yahoo emails letting you know I will not be able to attend the meeting so please use this statement. Please forward what you think is appropriate to Mrs. Mitra Mehta-Cooper.

I have 3 interests in the Wine Country Trail s network meeting. I work, live and ride my horse in the Temecula Wine country and enjoy the lifestyle the community is all about. I live in Country Road Estates on 5 acres and most of my neighbors have horses on their property and have established trail system throughout our community. I am also a co-founder and proud member of the Temecula EqWine riders established in the wine country of Temecula.

I also work as a manager in a winery and have been published in a book - Horses in Wine Country in which I sell very successfully in the gift shop I manage (sold close to 100 books so far and the interest is climbing). I find the guests that come into wine country love the ambiance of horses in wine country and what the equestrian lifestyle lends to wine country. Many times I have ridden to the wineries (that have hitching posts) and enjoy their food and wine. The guest reaction is memorable to both me *and* them as I ride away.

Please continue the efforts of maintaining and establishing a trail system throughout wine country to be enjoyed for generations to come!

Cheers and good luck!



Kerry Hoffmans
Tasting Room and Retail Operations Manager
34843 Rancho California Road
Temecula, CA 92591
951-587-9463 ext. 7219

July 19, 2012

To: Riverside County Planning Commissioners

From: Lorraine Harrington, Temecula

Subject: Comments on Proposed Wine Country Community Plan

Commissioners,

I am a property owner (35820 Pauba Road, Temecula), and equestrian who has been deeply involved in the development of the proposed Wine Country Community Plan and the associated Trails Map. I urge you to approve both, with the following changes noted below.

First, I believe the plan will preserve, and indeed enhance the Wine Country as a unique equestrian-oriented area, primarily by legitimizing the current commercial equestrian operations, preserving large-scale properties throughout the area but particularly in the Valle de Los Caballos (VDC), and by finally making the trails a **connected and legally supported** network.

- Historically and currently, horses and horse-related businesses have been a major element of the community that we feel needs to be preserved
- The Community Plan can not only legitimize the long-standing equine businesses but preserve a locale in Southwest Riverside County that promotes less dense development, a “rural”, “semi-rural”, or “open” atmosphere that encourages horse-related activities, while providing an appropriate balance of vineyards, a reasonable number of small wineries. The equestrian community has not opposed the concept of Wine Country growth; instead, we have labored within the Advisory Council to encourage growth in the 3-zone concept; to temper the impact of over-commercialization in the “Valley of the Horses”; to integrate horses into the Residential and Winery zones in the appropriate balance.
- A stable, attractive, and well-planned Equestrian Zone will add to the overall ambiance of the expanded Wine Country as a tourist destination, but will also attract new investment by equestrian businesses and landowners as alternative locations fail to provide zoning protection for horse-related activities. In other words, horsemen who have to move away from dense development will find a vibrant community for relocation here in Wine and Horse Country.

Trails are a critical component of the Community Plan for resident equestrians. In working with County Parks and the Community Plan Advisory Council, we have sought to:

- Redo the County’s Trails Map to revise the current patchwork of “trails to nowhere” and create a network of connected trails that enable riders not only to exercise their horses on a daily basis but to access the beautiful scenery, the wineries and the surrounding lakes (Vail, Skinner, and Diamond Valley).

- The trails have been mapped with 4 underlying principles:
 1. Safety – the goal is therefore to get trails OFF road shoulders and onto the back edge of property lines.
 2. Connectivity – most trails are designed as loops with connecting arteries, and with spurs out to the lakes. The entire system will also link to the City of Temecula’s trail map
 3. Accessibility – we have incorporated some staging areas for access to the trail system
 4. Flexible design standards - the network is not a homogenous set of lookalike trails (some segments are groomed, wide, multi-use trails while others are undisturbed “nature paths”).

The map, when approved, still requires proper execution. I strongly believe that we will not be able to preserve the trails **unless the County steps up to accept the easements** for all of them. Recognizing that there will still be some “movement” in the mapped lines as discussions with landowners progress, it will be critical for the County to begin accepting easements as soon as possible to preserve the integrity of the trail network. We do NOT want a repeat of the 1980s mapping effort when many easements were offered but not accepted, leaving us with the current “patchwork” of unrideable trails.

Other critical concerns about the current version of the Community Plan are as follows:

- While I and my fellow equestrian members of the Advisory Council applaud County Staff on creating a document that captures most of what the Advisory Council and members of the community suggested, we see several areas that we believe should be changed before approval, including:
 - Number of **allowable animals per acre** in Equestrian Zone - The Advisory Council had agreed on 5 per acre. The latest draft of the plan complicates this by stating that “Two such animals may be kept on each 20,000 sq feet up to one acre and two such animals for each additional acre. The number of such animals is not to exceed five per gross acre...” We should omit the unnecessary complicating language.
 - **Sewers** – The community **strongly opposes** bringing sewer trunk lines down De Portola Road. In previous meetings of the Board of Supervisors (and thus on videotape) as well as in countless public outreach meetings in the Wine Country, Supervisor Stone has stated repeatedly that sewers would not be allowed without a vote of the community and at very least would be on an “opt in” basis. However, the Environmental Impact Report (EIR) for this plan concludes that sewers will be required by each new project, not excluding the Equestrian Zone. We understand the limitations of the current conditions, but also understand that we may therefore need to curtail growth or manage it to what our conditions can handle without sewers in Valle de Los Caballos.
 - **Micromanagement** of design standards for equestrian establishments - We find the current draft way too detailed on most points related to sound horsekeeping practices. For example, requiring 20 covered stalls on a 10 acre property, with no regard for how many horses reside there, seems nonsensical. Likewise, mandating the size of stalls and weather shelters reflects a lack of knowledge of how operations work. We have asked for this section to be significantly simplified numerous times, and have

never gotten an explanation for why it has not been changed. We believe it would be inappropriate in most instances and unenforceable anyway. Besides, we already have ordinances in place about animal welfare, dust control, etc.

- **Moratorium on new projects after approval** – The final paragraph of the Plan stipulates that it will go into effect 30 days after approval. We want to make sure that a rush of non-conforming projects are not allowed to begin the permitting process during this 30 day period. Please insert wording to this effect.
- **Zoning of area across 79South** – This is currently a mixed use area, and what we have heard is a strong voice for designating at least a section of it as equestrian, but certainly not putting it all into the Winery Zone. Most likely a subdivision of all 3 zones might work best. There are residents there working on a cohesive suggestion
- **Street name changes** – While we recognize that there is nothing written in the Plan itself that proposed changes to De Portola, Anza, Rancho California Road and other streets, we also know that in conjunction with the growth plan, a movement outside the Advisory Council has been ongoing to change street names. The residents, and particularly business owners along De Portola strongly oppose this notion. Since several of them are internationally and nationally recognized businesses (currently with greater marketing reach than any of the wineries), the disruption to their businesses would be detrimental.
- Several individual landowners on the outer edges of the Equestrian Zone map have requested to opt out of that zone, which will leave the equestrian area with the potential for denser commercial development along the edges. We want to be watchful of this, and thus careful to not allow Hotels within the Equestrian Zone and to limit Special Event Facilities to parcels of 100 acres or more (which is what is written in the current draft). This is in the spirit of preserving a quieter, less traffic- or noise-congested, open and horse-friendly area.

* * *

Thank you for the opportunity to offer these comments. I hope we are able to refine the Wine Country Community Plan toward an even better blueprint for the future of this wonderful region.

Mehta-Cooper, Mitra

From: SILVER STAPLETON [silverinvinc@msn.com]
Sent: Thursday, July 19, 2012 7:57 AM
To: Mehta-Cooper, Mitra

Ms. Mehta-Cooper,

I have attended a number of meetings over the past few years. First, may I say thank you for all of the time and effort you have put into the Temecula wine and horse country development in general. More specifically, thank you for your efforts in helping us acquire safe places to ride our horses. I have been very impressed with your obvious abilities and skills.

I cannot tell you how nice it is to ride from winery to winery, crossing streets that have been marked with appropriate signage. I have people visit routinely from out of town to ride, who just marvel at the advancements that have been made in our horse community here in the Temecula Wine Country. Their dream would be to leave the city and live in such a place some day. I actually think now it could more appropriately be named the Temecula Wine *and Horse* Country.

I was very seriously considering selling my property in Wine Country last year and moving to Arizona. I intended to move to a place where riding would be better and easier to ride for a distance. When it appeared that we would finally have connecting trails with legal easements, which would allow us to ride from our homes, throughout the Wine Country, I decided to stay. My choice to stay was made because riding is something that is very important to me and most of my friends. I also stayed because I thought property values would surely improve, even in this difficult economy, because of the ongoing projections for trail easements.

I truly feel that our community is special both because of the equine involvement and because of the wineries. It is a unique blend that somehow is working very well. I would respectfully request that you and the Planning Commissioners continue to work toward acquiring trail easements, in an attempt to connect the trails throughout our community.

I vehemently oppose any type of development that will require heavy usage of water and sewage disposal. That certainly is not part of the dream for this beautiful Temecula Wine Country we call home.

Respectfully submitted,

Silver Stapleton
P. O. Box 893904

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Mehta-Cooper, Mitra

From: Sherry Turner [sherry@teamturner.com]
Sent: Thursday, July 19, 2012 10:46 AM
To: Mehta-Cooper, Mitra
Subject: Planning Commissioner Letter

Dear Planning Commissioner's,

I write to you as a Temecula city resident whom keeps a horse out in wine country. Unfortunately I will be out of town on July 25th for the County Meeting but wanted to share with you my thoughts on our beautiful Wine and Horse Country area.

I ride several times a week in wine country as well as in the Valle de Los Caballos area. As this area's population grows, it is critical to have a substantial network of trails to keep horses, riders, residents and visitors safe. Equestrian riding adds excitement and beauty to the wine country. I ride to the "horse friendly" wineries all the time and can't tell you how many people come up to us wanting to pet the horses and get their pictures taken by them. In fact you would be amazed if you tallied up the number of horses tied to hitching rails at the wineries in any given week.

There is a real concern in the history of the equestrian trails not being properly handled in the past and the time is now for the County to step up and take these easements to ensure that we remain a horse friendly area.

If you look at the growth alone of the horse rental business in the area it should tell you what visitors want as well. I get stopped all the time and asked where someone can go for a trail ride. We also have large numbers of horse clubs outside of Temecula bringing large groups and substantial business to the area. Several weeks ago I led a group of 57 riders from Norco through the Valle de Los Caballos area and we brought a lot of business to 3 wineries that day alone.

Please get it right for Temecula this time and approve the proposed equestrian trail map. There has been a huge amount of effort from so many to accurately map these trails, to make sure there is a connected network of trails and to keep them maintained.

Thank you for your time and consideration,

Sherry Turner
28321 Corte Ocaso
Temecula, CA 92592

951-695-9971

Weiss, Lela

From: Nanaelley@aol.com
Sent: Friday, July 06, 2012 9:11 AM
To: Weiss, Lela
Subject: notice received in the mail on wine country plan

My husband and I own land 3 - 10 acres parcels off of Norbro court in Temecula. We received our first notice on a public hearing which places our acres in the red area of the map. We would like to know what the impact to us and our land will be considering the changes being made. I am sure that we should have received several other notices that explained this action, but this was the first received by us.

On the mailing label it states ASMT:915540011 and APN:915540011

Our landline is 310-379-5175 or my husband cell # 310-418-3331

**Thanks
John and Marilyn Norris**

PS on your web site the email goes to a person who is on maternity leave.

Mrs. Norris request to exclude the parcels from the Wine Country Community Plan. These parcels are a part of and this request is consistent with Staff recommendation for Group A Boundary Modification Request.

Gary Kazanjian
43401 Anza Road
Temecula, CA 92592
951-302-6161

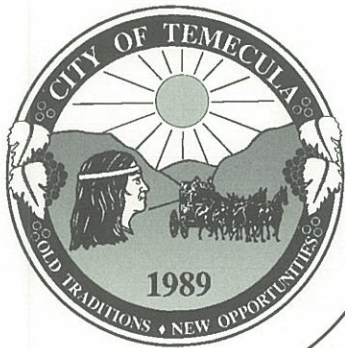
My name is Gary Kazanjian and I own a piece of property in Temecula at 43401 Anza Road (APN 965-460-004-8). I purchased this property in 1983 and have lived and worked in the Temecula Valley since that time. This letter is to express my support for the staff recommendation calling for my property to remain zoned Tourist Commercial.



RECEIVED
JUL 17 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: John.LaMagna29@gmail.com
Sent: Wednesday, July 11, 2012 5:19 PM
To: Nanthavongdouangsy, Phayvanh
Subject: Questions regarding general Wine Country planning and circulation questions

I enjoyed reading the Wine Country Plan. I own property on Calle Las Lomas--off Oak Mountain Road (APN927280035) and noticed that the proposed classification of my parcel is "equestrian". Can I petition the study team to place my property in the "winery" classification--the rear property line of my parcel forms the boundary between equestrian and winery classifications. One day in the future I would like to start a winery on the property--and having it classified in the "winery" title might make it easier to do so. Thank you for your consideration and I look forward to your response.
Sincerely,
John LaMagna Submitted By: John LaMagna



City of Temecula

Department of Public Works

41000 Main Street ■ Temecula, CA 92590

Mailing Address: P.O. Box 9033 ■ Temecula, CA 92589-9033

Phone (951) 694-6411 ■ Fax (951) 694-6475 ■ www.cityoftemecula.org

RECEIVED
JUN 25 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

June 14, 2012

Mitra Metha-Cooper, AICP, Principal Planner
County of Riverside
Transportation and Land Management Agency
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, California 92502-1409

Subject: Wine Country Community Plan Traffic Study

Dear Ms. Metha-Cooper:

Thank you for the opportunity to review the proposed Wine Country Community Plan, which is an important project that will benefit the City of Temecula and the County, alike.

As you are aware, during the initial data collection phase of the Traffic Impact Analysis (TIA) the City provided the County's consultant Fehr and Peers, traffic signal timing data and vehicular count data for analyzing study area intersections and roadway segments within the City. The analysis of these facilities and subsequent identification of potential project impacts is greatly appreciated.

The results of the TIA indicate that overall the existing intersection level of service for intersections within the City, is consistent with the City's own level of service findings. The TIA also indicates that the majority of roadway segments studied presently operate at acceptable levels of service. There is however, a discrepancy between the City's existing vehicular volume data and the County's existing vehicular volume data shown in the TIA for Temecula Parkway east of Interstate 15.

While we have concerns about this discrepancy, we concur with the TIA's finding that the intersection level of service performance under Existing Plus Project and Future with Project Alternative scenarios, the intersections along Temecula Parkway will continue to operate

efficiently and fall within the City's level of service parameters. Moreover, we agree that the proposed Wine Country Community Plan provides benefits to the overall circulation network by generating fewer trips than the land uses shown on the current adopted County General Plan.

If you have any questions, please do not hesitate to contact me or Jerry Gonzalez, Associate Engineer – Traffic at (951) 694-6411.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Butler", written in a cursive style.

Greg Butler
Director of Public Works/City Engineer

CC: Patrick Richardson, Director of Planning and Development
Jerry Gonzalez, Associate Engineer - Traffic

Please click link

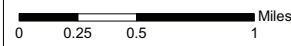
[Environmental Impact Report No. 524 and Responses to Comment Letters](#)

WINE COUNTRY BOUNDARY MODIFICATION REQUESTS

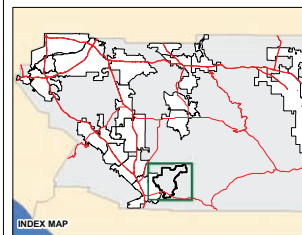
WINE COUNTRY COMMUNITY PLAN

DRAFT

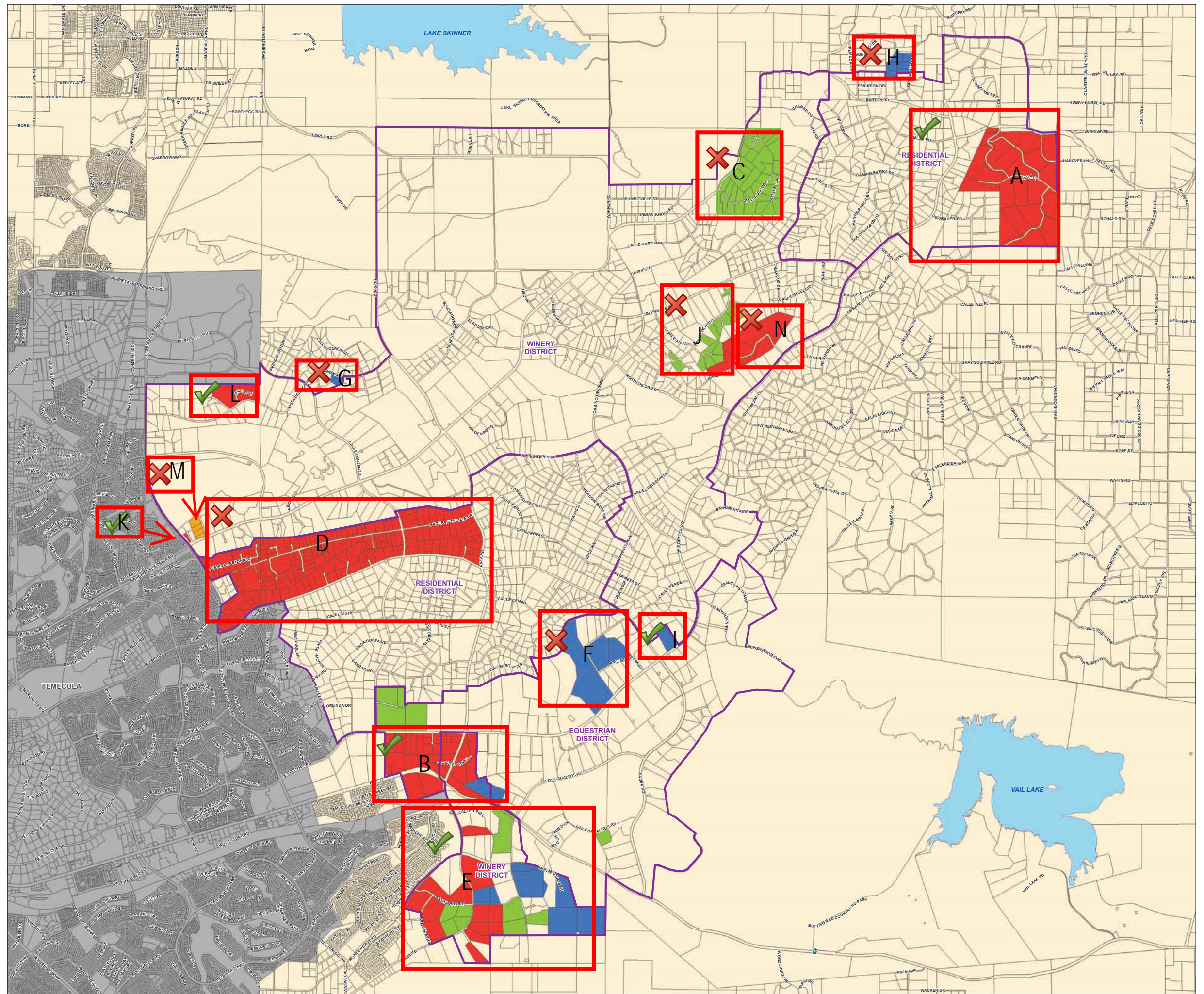
- REQUEST WINERY EXISTING ZONE
- REQUEST INCLUSION TO WINERY DISTRICT
- REQUEST INCLUSION TO EQUESTRIAN DISTRICT
- REQUEST EXCLUSION FROM WINE COUNTRY PROPOSAL
- POLICY AREAS
- CITIES
- PARCELS
- WATERBODIES



June 20 2012
J. CLARK/UPDATES BY P. PKANG
COUNTY OF RIVERSIDE



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Group: A

Request Date: June 20, 2011

Name of Owner(s): Kali P. Chaudhuri

Current Proposed Wine Country District: Residential District

Request by Owner(s): Exclude parcels from Wine Country Community Plan (Group A-Exhibit A)

APN(s): 915730007-009, 915740001-003, 915740006-011, 915740013, 915740015-017

Justification from Owner(s): Parcels are associated with General Plan Amendment No. 1000 to amend the Rural Foundation Component to Agriculture Foundation Component.

Opportunities/Constraints: Current Land Use Designation: Rural Residential; Current Zoning Classifications: R-A, R-R and R-5.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	In
Fault line	Out, not within 1/2 mile of a fault
Paleontological Sensitivity	In, "Low" sensitivity area
Subsidence	Out
Liquefaction	Out
MSHCP	In, Criteria Cell nos. 6052, 6054, 6160, 6158, 6159, 6151
Other	Slope is greater than 25%; Within Eastern Municipal Water District Service Area

Existing and Surrounding Uses: The Chaudhuri parcels are currently vacant. The existing uses of surrounding parcels include vacant, single family residential, and mobile home.

Staff Recommendation: Group A-Exhibit B; Due to steep topography and MSCHP potential, staff recommends removal of this group from the Community Plan boundary. Staff also recommends removal of the following parcels along De Portola Road: 915120046, 915530002-003, 915530005-015, 915540001-006, 915540008- 011, 915730001-006, 924140010, 924140012-014, 924140016, 924140025, 924150007-008, 924150010, 924150014, 924150017, 924150020-031, and 924190004.

Kali Pradip Chaudhuri Foundation

1225 E. Latham Avenue, Suite "A" / Hemet, California 92543 / (951) 652-8700

June 20, 2011

Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502

Re: Expanded Temecula Wine Country Boundaries

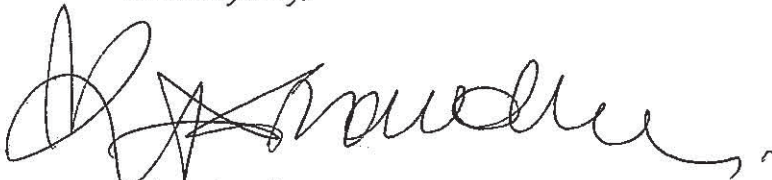
Gentlepeople:

By this letter, I am requesting that property owned by the Kali Pradip Chaudhuri Foundation be removed from the proposed Temecula Wine Country expansion. The following Assessors Parcel Numbers comprised the Foundation's property:

915-730-007, 008, and 009

915-740-001, 002, 003, 006, 007, 008, 009, 010, 011, 013, 015, 016, and 017

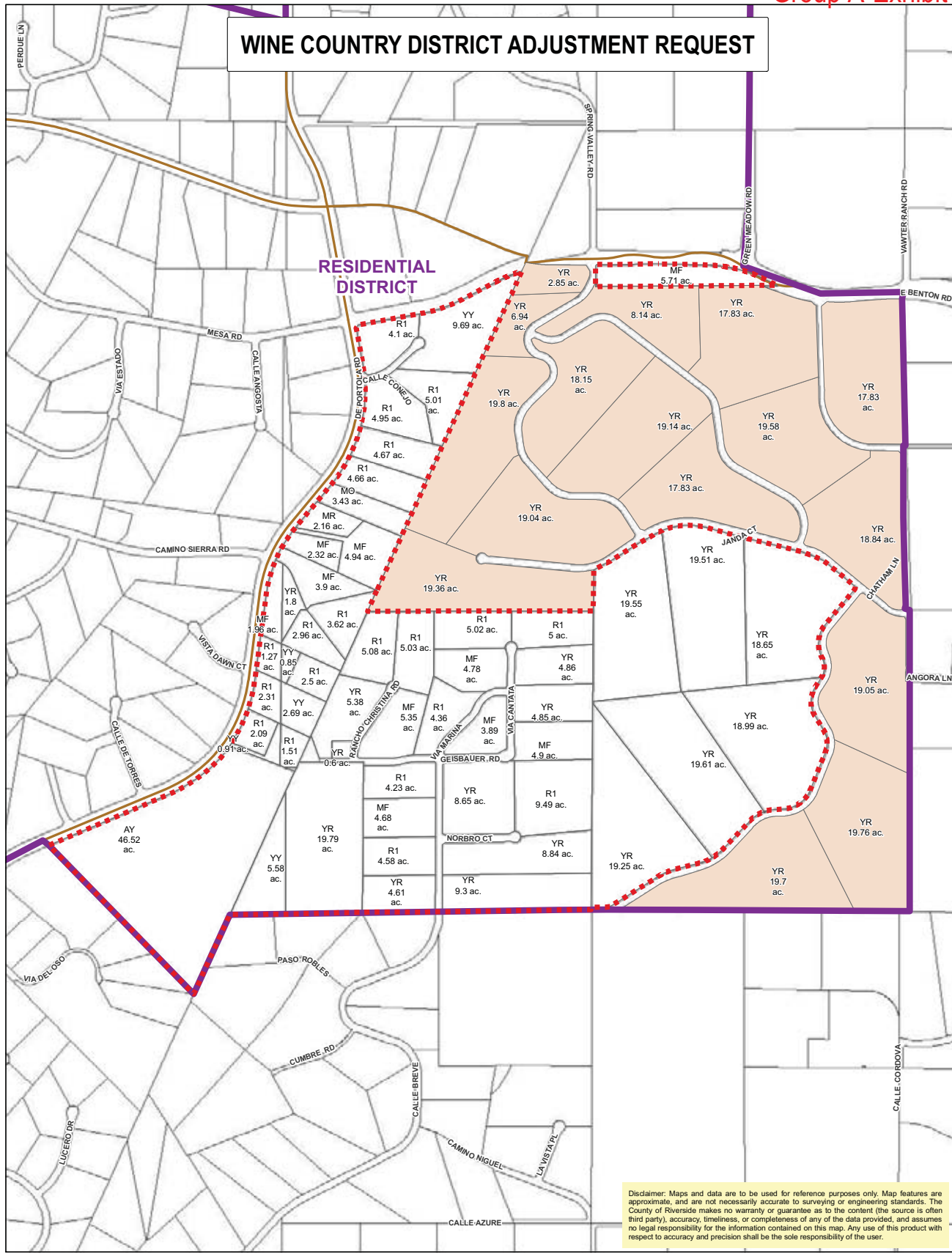
Yours very truly,

A handwritten signature in black ink, appearing to read 'Kali P. Chaudhuri', written in a cursive style.

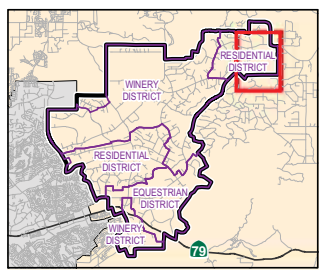
Kali P. Chaudhuri

President

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

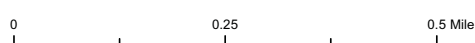


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GROUP A

- AY - Vacant Agricultural
- MF - Mobile Home with Foundation
- MO - Assessed Mobile Home
- MR - Non-assessed Mobile Home
- R1 - Single Family Residential
- YR - Vacant Residential
- YY - Other Vacant



- Adjustment Request: Group A
- Staff Recommended Adjustments
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Proposed Circulation Element
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)



May 17 2012
P. PKANG
COUNTY OF RIVERSIDE

Group: B

Request Date: June 20, 2011 and January 31, 2012

Name of Owner(s): Kali P. Chaudhuri

Current Proposed Wine Country District: Equestrian and Winery Districts

Request by Owner(s): Mr. Chaudhuri request exclusion from the Community Plan (Group B-Exhibit A1) and Mr. Chavez requests inclusion in the Winery District (Group B-Exhibit A2)

APN(s): Mr. Chaudhuri: 965450003, 965450004, 966080003; Mr. Chavez: 927590001-002

Justification from Owner(s): The properties identified in Mr. Chaudhuri’s letter are currently designated as Medium Density Residential. The following projects were associated with these parcels: PAR00694/ HANS01013 and PAR00612/HANS00829. Both cases were withdrawn in 01/11/2008 and 11/03/2007, respectfully. Mr. Chavez owns two contiguous properties that are located in different Wine Country Districts, which would make it difficult to establish a Winery.

Opportunities/Constraints: Mr. Chaudhuri’s parcels are designated Medium Density Residential. Mr. Chavez’s parcels are designated Rural Residential and Commercial Tourist within the Valle De Los Caballos Policy Area. The current Zoning Classification for Mr. Chaudhuri’s and Mr. Chavez’s parcels is R-R;

Environmental Consideration	In/Out
Flood Zone	In, Temecula Creek Streamline
High Fire Area	Out of “High Fire Area”; area west of Anza is out of “High Fire Area”; area east of Anza Rd. is within “State Responsibility Area”
Fault line	Out, not within 1/2 mile of a fault
Paleontological Sensitivity	In, majority of Group B is within a “Low” sensitivity area; while, a small area to the south is within a “High A” sensitivity area.
Subsidence	In
Liquefaction	In, “Moderate” to “Very High” liquefaction area
MSHCP	In, Criteria Cell nos. 7192, 7275, 7183,7184
Other	

Existing and Surrounding Uses: The parcels identified in Mr. Chaudhuri’s letter are currently vacant. Mr. Chavez’s parcels are currently used for agricultural residential purposes. The surrounding parcels within this group have several residential uses that include vacant residential, single family residential, and mobile home uses. In addition there are several agricultural uses that exist within the group. The agricultural uses include agricultural livestock, agricultural residential, agricultural structures and vacant agricultural. The existing use of a couple of the parcels within this group is commercial.

Staff Recommendation: Group B-Exhibit B; due to existing and designated urban/suburban type of uses within Group B, staff recommends removal of the parcels identified in Mr. Chaudhuri’s letter (965450003, 965450004, and 966080003) from the Community Plan; also exclude the following parcels in this group that are designated for Community Development: 927560001-003, 927560006-008, 927590004, 965440001-011, 965450001-002, 965450005-006,965460001-008, and 966080004; For Mr. Chavez’s parcels (927590001-002), staff recommends Equestrian District which would allow a Winery on 10 acres (total acres for his parcels are 25.44 acres).

Kali P. Chaudhuri

1225 E. Latham Avenue, Suite "A" / Hemet, California 92543 / (951) 652-8700

June 20, 2011

Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502

Re: Expanded Temecula Wine Country Boundaries

Gentlepeople:

By this letter, I am requesting that property owned by the following respective entities be removed from the proposed Temecula Wine Country expansion. The following Assessors Parcel Numbers comprise the properties in question:

965-450-003 – Owned by Kali P. Chaudhuri

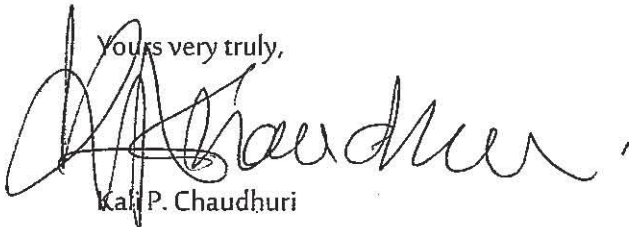
965-540-003 – Owned by Kali P. Chaudhuri

965-450-004 – Owned by Latham Management & Consulting Inc., of which I am the President

965-540-005 – Owned by Highway 79 South Partners, LLC, of which I am the Manager

966-080-003 – Owned by Highway 79 South Partners, LLC, of which I am the Manager

Yours very truly,



Kali P. Chaudhuri

As an individual

As President of Latham Management & Consulting, Inc.

As Manager of Highway 79 South Partners, LLC

January 31, 2012

Mitra Mehta , Principal Planner
Riverside County Planning Dept.
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92502-1629

Via Email:

MMEHTA@rctlma.org

Re: *Chavez Property - APN: 927590002 (9.1 Acres) and 927590001 (16.34 Acres)*

Dear Mitra:

I represent Dale Chavez, who owns the above referenced property (“**Property**”). In reviewing the Proposed Wine Country 20/20 Boundary Map, we discovered that the above referenced properties reside within both the Equestrian District (927590002) and the Winery District (927590001). See Map below.

Proposed Change

Obviously having the property zone in two separate districts would create difficulties down the road if the property were to be developed as a winery.



My client requests the County include the '002 (9.1 Acres) within the Winery District by adjusting the boundary map as reflected by the green lines. Thus, both the '001 and '002 properties would be within the proposed winery zone.

Mitra Mehta , Principal Planner
Riverside County Planning Dept.
Riverside County Administrative Center

Re: Chavez Property - APN: 927590002 (9.1 Acres) and 927590001 (16.34 Acres)

January 31, 2012

Page 2

If you have any questions or would like to discuss this matter further, do not hesitate to contact me at your earliest opportunity.

Sincerely,

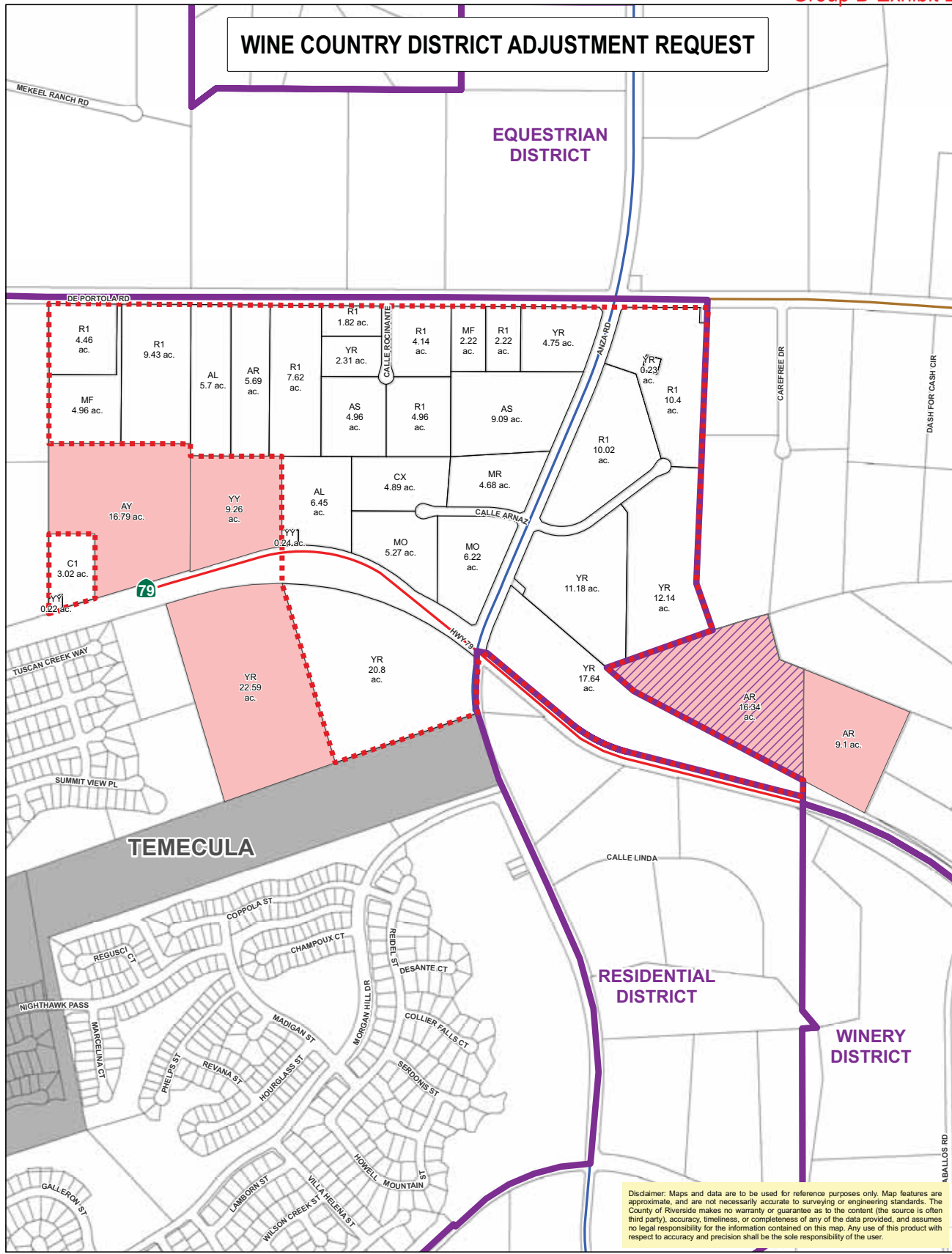


Michael W. Newcomb
Attorney at Law

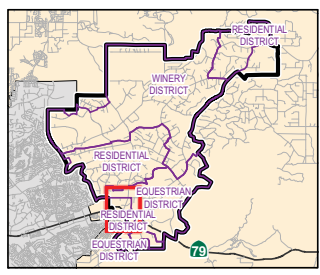
cc: Client



WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

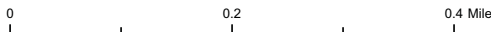


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GROUP B

- AL - Agricultural Livestock
- AR - Agricultural Residential
- AS - Agricultural Structure
- AY - Vacant Agricultural
- C1 - Other Commercial
- CX - Exceptional Commercial
- MF - Mobile Home with Foundation
- MO - Assessed Mobile Home
- R1 - Single Family Residential
- YR - Vacant Residential
- YY - Other Vacant



- | | |
|-------------------------------|------------------------------|
| Adjustment Request: Group B | Proposed Circulation Element |
| Staff Recommended Adjustments | Expressway (220' ROW) |
| Recommend Equestrian District | Urban Arterial (152' ROW) |
| Wine Country Policy Areas | Arterial (128' ROW) |
| Parcels | Major (118' ROW) |
| Cities | Mountain Arterial (110' ROW) |
| Waterbodies | Secondary (100' ROW) |
| | Collector (74' ROW) |

July 02 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: C

Request Date: November 29, 2010

Name of Owner(s): John Cooper (representing various owners)

Current Proposed Wine Country District: Winery District

Request by Owner(s): Addition to Equestrian District (Group C-Exhibit A)

APN(s): 915370050*, 915370015, 915370019, 915370024, 915370029-032, 915370037, 915370040, 915370042-049, 915370051-052, 915370055-056, 915370059-070, 915370075-079

*indicates parcel owned by Mr. Cooper

Justification from Owner(s): Mr. Cooper states in his letter that this area is predominately residential; there are also many small horse ranches. A nearby rock quarry would deter future commercial activity relating to winery/hospitality uses. Mr. Cooper is concerned the value of his property will diminish, as he has made numerous equestrian improvements to his property. The number of horses allowed under Winery District will discourage his vision to build a non-profit horse ranch for special needs children. Mr. Cooper claims that additional wineries would increase traffic and noise. Mr. Cooper also suggests allowing indoor entertainment only to address issues with noise.

Opportunities/Constraints: Current Land Use Designation: Rural Residential; Current Zoning Classification: R-A-5. The current zoning classification allows for noncommercial keeping of horses and Farms or establishment for selective or experimental breeding. The number of horses allowed is 2 per 20,000 square feet (0.46 acres), 2 horses for each additional acre.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of "High Fire Area"; however, within "State Responsibility Area"
Fault line	Out, not within 1/2 mile of a fault
Paleontological Sensitivity	In, "Low" and "High A" sensitivity area
Subsidence	Out
Liquefaction	Out
MSHCP	Out
Other	Within the Eastern Municipal Water District Service Area

Existing and Surrounding Uses: Mr. Cooper's parcel existing use is a single family residential with a horse barn. In addition the existing use of the three other parcels that Mr. Cooper identified as ranches are also single family residential with equestrian and agricultural uses. The existing uses of surrounding parcels include agricultural citrus grove, agricultural vineyard, agricultural w/mobile home, single family residential, and vacant.

Staff Recommendation: Group C-Exhibit B, the existing equestrian uses may continue operating with their existing zoning classifications, if they are legally established. The project will not change their zoning classifications; therefore, recommend keeping parcels within the Winery District.

John Cooper
39099 Calle Jojoba
Temecula CA 92592
(949) 244-2778 cell

November 29, 2010

Re: Zoning Proposal for wine country

Please consider adjusting the boundaries on the north east side of wine country in the proposed re-zoning map. The current proposed boundaries from revision 4, dated October 4th, 2010, show the corner of East Benton Road and Bella Vista Rd, all the way back to the corner of, East Benton and Tualota Hills Rd, now in "hospitality." I am asking the committee to please return the zoning of this area, back to the May 10th, 2010, revision 3, for the following reasons:

First; 90% of the parcels on East Benton Road, from Bella Vista road to Tualota Hills Road, including our street, Calle Jojoba, are 5-acre parcels, with residents already living on the properties. There is approximately 1 home for sale now, and there is no area for wineries or vine urn's or any type of business in this area.

Next, there is a rock quarry owned by the County of Riverside located on East Benton road, nearest and visible from Calle Jojoba road. It is approximately 11 acres big, and is used to get granite for roads in Riverside. It uses dynamite to blow up rock for the granite. Kelley Donovan, Riverside Road Supervisor, who runs all the road repairs, has said he has no idea how long this rock quarry will be there or how much blasting there will be in the future. I have personally seen them use 500 AND 700 lbs, of dynamite, which has sent rock blasts and smoke 1000 feet wide and 500 feet high and tremors throughout the area. It looks like a bomb going off and sends tremendous clouds of thick dark grey dust blowing towards Calle Jojoba Road. If they are not blowing up with dynamite, they are operating a lot of heavy equipment, and there is a lot of large truck traffic going in and out. It is loud, disturbing, and very dirty. The question is, why would anyone want to put a commercial business, like a winery or hotel in this area? They absolutely wouldn't. Therefore, I ask you to please change this area's boundaries to "equestrian," in the proposed new zoning districts, which would rezone our street on Calle Jojoba to "equestrian." This would mean the original boundaries for "hospitality," would begin west of Belle Vista and East Benton and down South. Maps are included. This area has many small horse ranches already. It is an equestrian part of Temecula, and it should be retained as such. Especially given the fact that the dirty, dynamite blasting, rock quarry is here.

The proposed rezoning for our area as "hospitality," and the subsequent proposed restrictions that will be placed on our properties, will absolutely hurt our property value. We have done numerous equestrian improvements to our property to build its value. When we sell and attempt to reap this equity, we will have to disclose to any potential

buyers that the zoning has changed, and they cannot have as many horses or do what they had hoped with the horses and the improvements. The reason I moved to east wine country is for the equestrian draw. Our property has beautiful horse improvements. There are lovely horse ranches in the area. We moved here for the rural freedom to have and enjoy our horses, and this will all change with the future plans of the rezoning. We also moved for the reason of our son who has Cerebral Palsy for Physical development to make him stronger using this horse ranch, helping my son and others who have special needs. Are goal was to Start a non-profit organization in the future for special needs children for development over come there disabilities. With this plan of "Hospitality" zoning will NOT allow for this to happen. It will shoot down all of these dreams. Please understand this situation on why we want to keep it Equestrian.

Moreover, the planned 135 wineries, with hotels, amphitheaters and future concerts, will result in severely increased traffic & noise, to mention just the obvious. Currently, the noise from Wilson Creek Winery on concert nights can be heard from my house, which is at least, one mile away. It sometimes keeps us awake, even with ear plugs in. Please consider indoor entertainment (enclosed) areas for the environmental impact.

In closing, I want to say, my family and I absolutely love the local wineries, including Wilson Creek Winery. We are members of wine clubs, and frequent the wineries regularly, and the restaurants. We understand the "vision" for more wineries, but not an exorbitant number; and absolutely not at the expense of the current residents, loss of our property rights, and the values of our homes and improvements. Please consider the people that live here, and the reasons we bought here. Please hear us out. There are pictures included of our vision on this email.

Thank you very much for your consideration,

John Cooper



From: [John Cooper](#)
To: [Nanthavongdouangsy, Phayvanh](#)
Subject: Wine Country/ Cooper
Date: Monday, August 08, 2011 8:55:45 AM
Attachments: [scan0007.jpg](#)

Hi Python, Here is the file on the wine area. I have marked the areas where all the ranches are, thanks for doing this! Any questions call me. [949-244-2778](tel:949-244-2778) John Cooper

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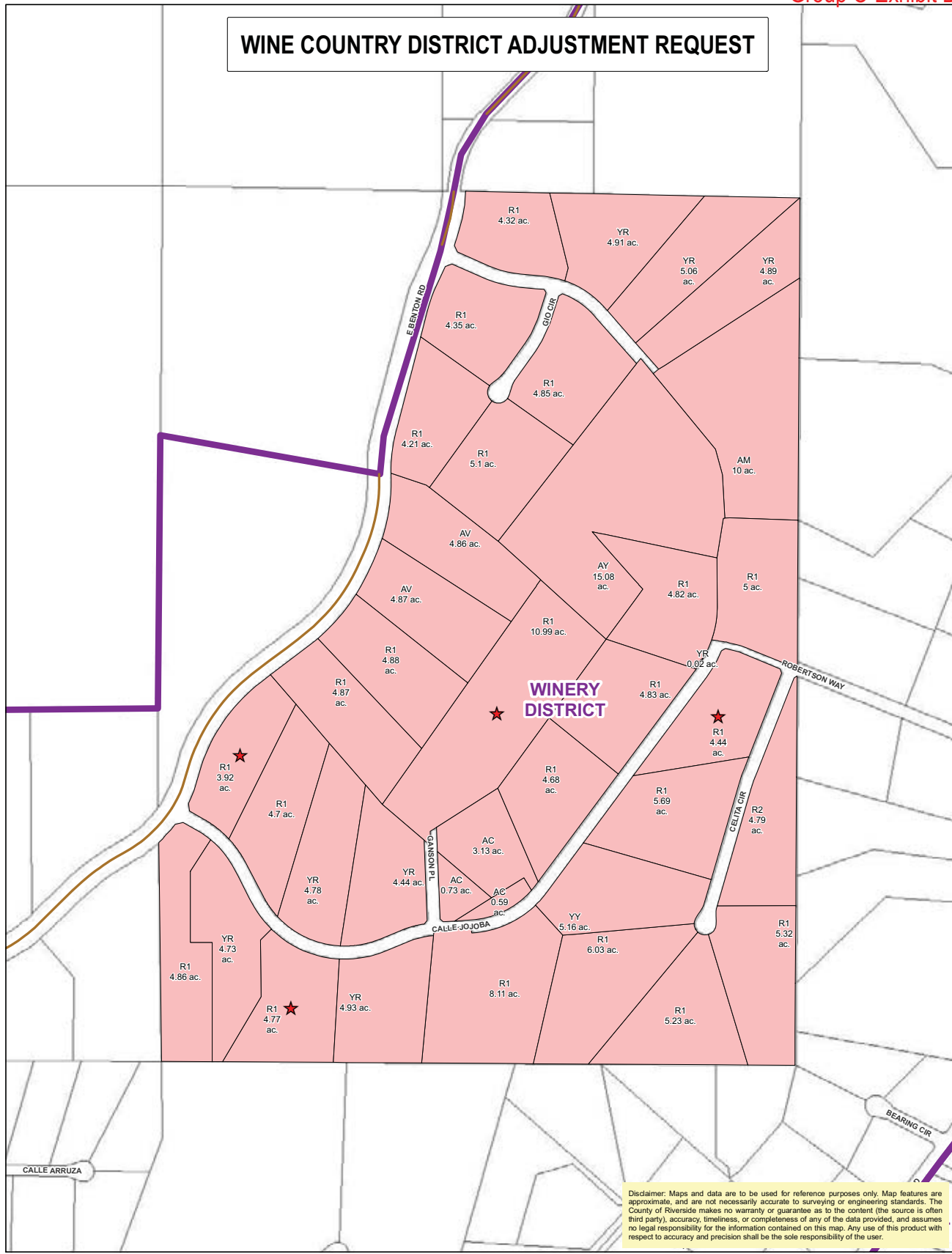
Coop

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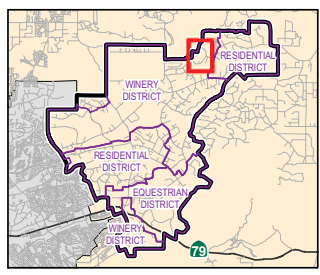
Coop



WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

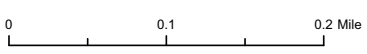


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GROUP C

- AC - Agricultural Citrus Grove
- AM - Agricultural w/Mobile Home
- AV - Agricultural Vineyard
- AY - Vacant Agricultural
- R1 - Single Family Residential
- R2 - Residential w/2-3 Units
- YR - Vacant Residential



- ★ Existing Ranch
- Adjustment Request: Group C
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Proposed Circulation Element
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

May 21 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: D

Request Date: May 1, 2009

Name of Owner(s): Steve and Laura Turnbow, Maxine Heiller, representing various owners

Current Proposed Wine Country District: Residential District

Request by Owner(s): Exclusion from Community Plan (see Group D-Exhibit A)

APN(s): 951140010*, 951140030**, 951030003, 951030009-012, 951030052-055, 951040006-009, 951040014, 951050001-007, 951050009-012, 951050015-017, 951050020-021, 951070001-002, 951070005-006, 951070008-017, 951070019-020, 951070022-029, 951080005, 951080009-013, 951080018-024, 951080029, 951080031-037, 951080039-040, 951080044-046, 951090015, 951090020-022, 951090025-029, 951090036-039, 951090041, 951110001-011, 951110018-020, 951110023-028, 951120017-025, 951130004-017, 951140007-009, 951140011-016, 951140025-026, 951140028-029, 951140031-038, 951140046, 951140052-053, 951270001-003, 951270005-006, 951270008-009, 951270011-015, 951280001-006

*indicates parcel owned by Steve and Laura Turnbow, ** indicates parcels owned by Maxine Heiller

Justification from Owner(s): Mr. Turnbow, along with his parcel, has identified the surrounding parcels listed above for exclusion since the small lot sizes in this area prevents winery/resort establishments.

Opportunities/Constraints: Current Land Use Designations: Agriculture and Rural Community: Estate Density Residential and is within the Citrus Vineyard Policy Area; Current Zoning Classification: R-A, R-R, A-1. Group D encompasses approximately 654 acres. Wineries are not an allowable use under the R-A Zone. They are allowed under R-R zone with a minimum lot size of 0.5 acre (5 acre min. for R-R-5 Zone) and is permitted with PP under A-1. Given the current Land Use Designation and Zoning, approximately 65% of Group D may establish a winery; of those more than half may establish on a minimum of 0.5 acres (see Group D-Exhibit B). R-A zone also allows for beauty shop, public parks and playground, golf courses and country clubs. R-R Zone also allows these uses, along with bars and lounges, billiard hall, race tracks, guest ranches and motels, educational institutions, animal hospitals etc. A list of allowable uses for R-A, R-R and WC-R Zones is provided; please refer to Group D-Exhibit C.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of "High Fire Area", however, within "State Responsibility Area"
Fault line	In, within 1/2 mile of a fault
Paleontological Sensitivity	In, "High A" sensitivity
Subsidence	In
Liquefaction	Out
MSHCP	Out
Other	

Existing and Surrounding Uses: The existing uses of Mr. Turnbow and Mrs. Heiller property is Single Family Residential. The surrounding uses within this group include Agricultural Vineyard, Vacant Agricultural, Mobile Home w/Foundation, Assessed Mobile Home, Non-assessed Mobile Home, Single Family Residential, and vacant (see Group D-Exhibit B).

Staff Recommendation: WC-Residential District will restrict incompatible commercial uses allowed under the R-R and R-A zones; therefore, staff recommends keeping this area within the Community Plan.

May 1, 2009

Mr. Derek Hull
Ms. Mitra Mehta
County of Riverside Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Temecula Wine Country – CV Boundaries/General Plan Amendment
Related to parcels on Madera De Playa and parcels north of Pauba between Butterfield
Stage and Anza (Petition requests)

Dear Mitra and Derek,

Thank you for your time and input during our meeting regarding the petition before you, related to our requests to be de-annexed or exempt from the current GPA/CV Boundaries.

During our meeting, I identified the specific parcels that were and are affected by the 2003 annexation into these CV boundaries. There over 100 parcels that have been affected and are included in our petition request, as we have discussed and identified.

As your area map indicates, over 50% of these five acre parcels have already been split into 2 ½ acre parcels. You also indicated to me that certain parcels within our area have been blocked/exempt out of these new CV boundary regulations. We request to be exempt from the CV Boundary regulations, similar to these other parcels.

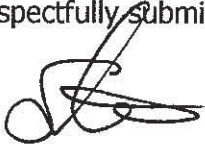
Our petition simply asks that the balance of the subject parcels also be exempt or blocked from the CV Boundaries so that the owners can implement the same property rights that are common place within this area, if so desired.

Other issues discussed at our meeting included the impact of these parcels to the wineries related to our petition. Most of these 2 ½ and 5 acre parcels cannot be observed by the wineries, nor can these parcels be used for resort, entertainment or winery purposes. In fact, during many of the previous meetings discussing these issues, representatives from the Vintners' Association have repeatedly stated that it is not economically feasible to have a 5-acre winery.

As you are aware we have been struggling with this issue for a number of years and during this time the Planning Department has assisted and conveyed to me that exempting these subject parcels is the logical solution, not to mention the possible revenues that could be generated for this Southwest District.

Finally, all of the petitioners are in support with the overall intent of the pre-existing GPA/CV regulations outside of these subject properties. Some of these owners have lived here since the mid 1960's and have embraced the country environment of this community, but not to the extent of this indiscriminant annexation and exemptions. We look forward to working with you to resolve this matter in the near future. Please advise me as to what method or instruments are available to continue with our issues and requests.

Respectfully submitted,



Steve & Laura Turnbow
34200 Madera De Play
Temecula, CA 92592
(951) 232-7862

(951140010)

Maxine Heiller
34344 Pauba Road
Temecula, CA 92592
(951) 676-2886

(951140030)

Cc: Honorable Jeff Stone, District Supervisor
J. Lieberg, Attorney at Law

From: [Steve Turnbow](#)
To: [Nanthavongdouangsy, Phayvanh](#)
Subject: Re: Wine Country Community Plan
Date: Thursday, August 11, 2011 7:51:59 PM

Dear Phanyvanh,

I am having trouble delineating the subject area related to our petition dated May 9, 2009. The exact area and parcels involved are those within the north side of Pauba, north and south sides of Madera De Playa, between Butterfield Stage Road and Anza Road. I hope this will assist you in accurately identifying the area. If you have any questions or comments, please contact me immediately. Once again, I would like to thank you and Mehtra for your help with our petition.

Sincerely,

Steve Turnbow
Heiller Construction, Inc.
27475 Ynez Road, Suite 649
Temecula, CA 92591
(951) 694-8623
(951) 232-7862 Cell
(951) 694-8874 Fax

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

From: Nanthavongdouangsy, Phayvanh <PNANTHAV@rctlma.org>
To: 'Lturnbow@aol.com' <Lturnbow@aol.com>
Sent: Tue, Aug 9, 2011 8:08 am
Subject: FW: Wine Country Community Plan

Subject: Wine Country Community Plan

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

Good morning Mr. Turndow,

Thank you for contacting me back this morning in regards to Wine Country. The link below is to the most recent draft of the Wine Country Community boundary.

<http://www.socalwinecountryplan.org/LinkClick.aspx?fileticket=V22v3WYvWCI%3d&tabid=38>

As discussed on the phone, please delineate on the map the area that is referenced in your petition dated May 2009 (please see attachment). The objective of which is to accurately present concerns the community may have to the decisions makers, that is to the Planning Commissioners and then ultimately to the Board of Supervisors.

Please let me know if you have any questions. Thank you for your time and help.

Best regards,

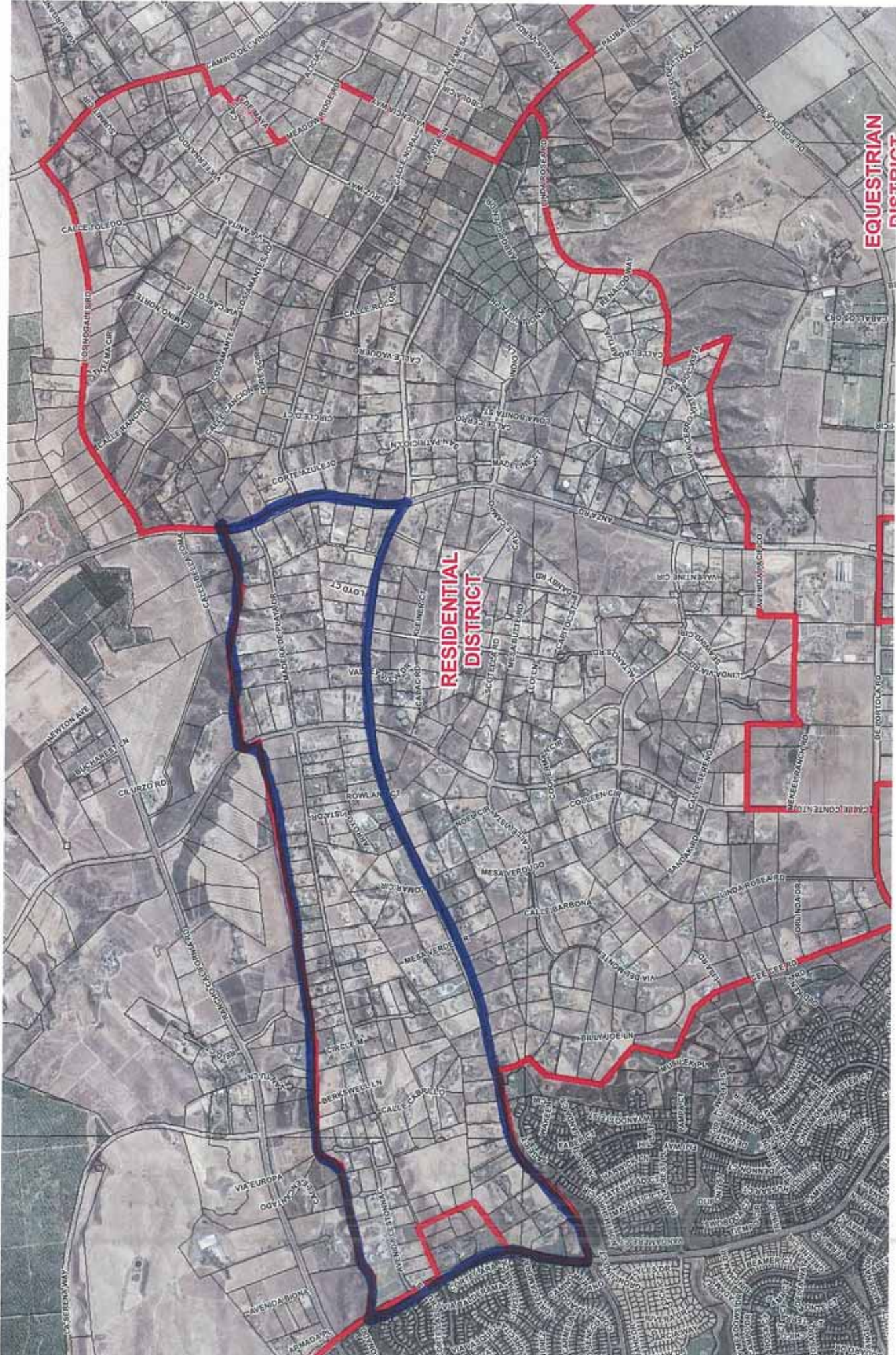
Phayvanh

Phayvanh Nanthavongdouangsy
Urban Regional Planner III
County of Riverside Planning Dept.
951-955-6573

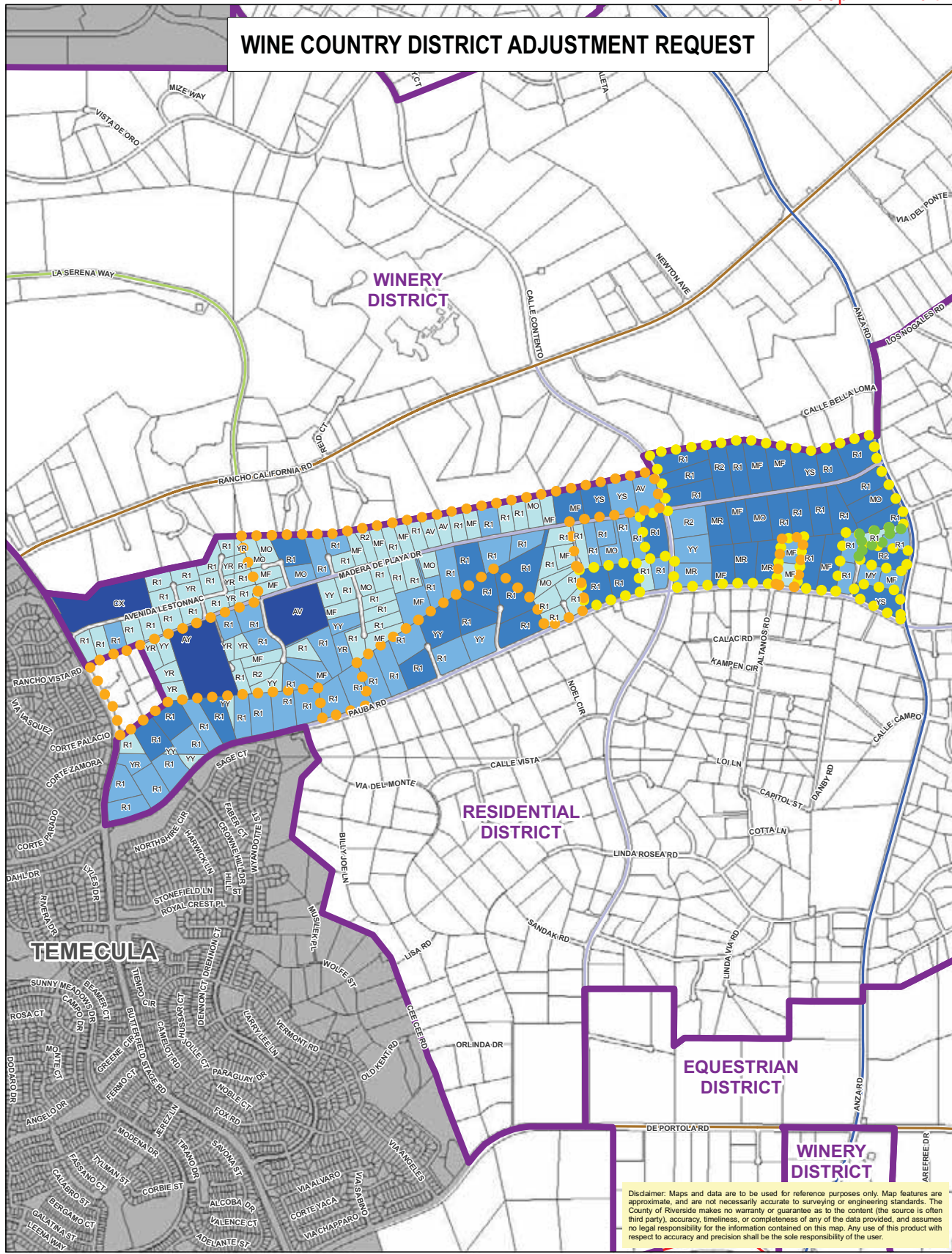
Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-TH).

EQUESTRIAN DISTRICT

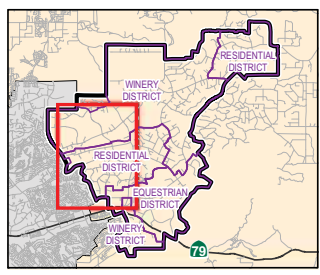
RESIDENTIAL DISTRICT



WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

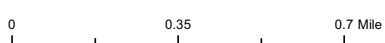


Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



GROUP D

- AV - Agricultural Vineyard
- AY - Vacant Agricultural
- MF - Mobile Home with Foundation
- MO - Assessed Mobile Home
- MR - Non-assessed Mobile Home
- R1 - Single Family Residential
- R2 - Residential w/2-3 Units
- YR - Vacant Residential
- YS - Vacant Land with Structure
- YY - Other Vacant



- Adjustment Request: Group D Proposed Circulation Element
- < 2.5 acres
 - 2.5 - 4.9 acres
 - 5.0 - 9.9 acres
 - 10.0 - 19.9 acres
 - ≥ 20.0 acres
 - Agriculture Zoning
 - R-R Zoning
 - R-R-5 Zoning
 - Wine Country Policy Areas
 - Parcels
 - Cities
 - Waterbodies
 - Freeway
 - Expressway (220' ROW)
 - Urban Arterial (152' ROW)
 - Arterial (128' ROW)
 - Major (118' ROW)
 - Mountain Arterial (110' ROW)
 - Secondary (100' ROW)
 - Collector (74' ROW)



May 17 2012
P. PKANG
COUNTY OF RIVERSIDE



Wine Country Community Plan



PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
One Dwelling Unit*	P	P	P	P	P		P	P	P	P
Vineyards, groves, equestrian lands, etc*	P	P	P	P			P	P	P	P
Keeping or boarding of horses or other farm livestock*	P (2 per acre)	P (2 per acre)	P (5 per acre)	P (5 per acre)	P (5 per acre)		P (2 animals on each 20,000 sq ft up to 1 acre & 2 such animals for each additional acre)	P (5 animals per acre)	P (5 animals per acre)	P (5 animals per acre)
Grazing of sheep	P	P	P	P	P		P	P	P	P
Outdoor storage of materials*	P	P	P	P	P	PP	P	P	P	P
Cottage Inn (1-5 hotel rooms)	P	P	P	P						
Cottage Industry	P	P	P	P			P (Home Occupation)	P (Home Occupation)	P (Home Occupation)	P (Home Occupation)
Winegrowers Association Events	P	P								
Equestrian establishment			P							
Selective/experimental breeding farms			P	P	P		P	P	P	P
Future Farm of America or 4-H projects			P	P			P	P	P	P
Bed & Breakfast Inn (1-10 hotel rooms)	PP (20 ac min.)	PP (5 ac min.)			PP (5 acres min. with on-site vineyard)					
Temporary Sale-stand agriculture products	PP	PP	PP	PP			P	P	P	P
Additional one family swelling unit, including mobile home	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)		P (1 per 10 ac)	PP (1 per 10 ac)	P (1 per 10 ac)	PP (1 per 10 ac)
Winery	PP (10 ac min. with on-site)	PP (10 ac min. with on-site vineyard)	PP (10 ac min. with on-site)	PP (10 ac min. with on-site)	PP (10 ac min. with on-site)			PP (with on-site vineyard)	P (with on-site vineyard)	CUP



Wine Country Community Plan



PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Wine sampling room	vineyard) PP (10 ac min. with winery)	PP (10 ac min. with winery)	vineyard) PP (10 ac min. with winery)	vineyard) PP (10 ac min. with winery)	vineyard) PP (10 ac min. with winery)			PP (with Winery)	P	
Retail wine sale/gift sale	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)			PP (with Winery)	P	
Commercial equestrian establishment			PP (10 ac min.)		CUP			CUP	CUP	P
Polo ground, horse show facility			PP (10 ac min with Com. Equ. Est.)							
Petting zoo			PP (10 ac min with Com. Equ. Est.)							
Western store			PP (20 ac min with Com. Equ. Est.)							
Restaurants	PP (20 ac min. with winery - drive-thru not permitted)	PP (10 ac min. with winery - drive-thru not permitted)	PP (20 ac min with Com. Equ. Est.)		PP (10 ac min. with winery - drive-thru not permitted)	PP		CUP		
Horse racing track, rodeo arena			CUP (50 ac min with Com. Equ. Est.)					CUP		
Large animal hospital			CUP (50 ac min with Com. Equ. Est.)					CUP		P
Special occasion facilities	PP (20 ac min. with winery)	PP (10 ac min.)	CUP (100 ac min with Com. Equ. Est.)		PP (10 ac min. w/vineyard)					
Country-inn (11-20	PP (20 ac	PP (10 ac min.)			PP (10 acres					



Wine Country Community Plan



PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Confectionary and candy shop, florist, Gift shops, Ice cream shops, Coffee and donut shops										
Antique Shops, bakery					PP		CUP			
Automobile service stations, Cleaning and dyeing shop, pharmacies, equipment rentals, Airport, auto wrecking yard, cemetery, gas station, liquid petroleum service station, hardware stores, tire service stations, Laundromats, parking lots							CUP			
Agricultural equipment sales										PP
Arts, crafts and curio shops					PP		PP			
Retail nurseries, horticultural and garden supply stores					PP	P	P	P		P
Temporary real estate office					PP	PP	PP			PP
Real Estate Office							PP	P		PP
Beauty shop							CUP	P		PP
Fraternal lodges							PP	P		PP
Country club							PP			PP
Hunting clubs							PP			CUP
public utility uses (dams, canals, power plants, railroads, tv/radio broadcasting								P (20,000 sq ft)		
Landing strip/heliport										CUP
Mining							P	P		P



Wine Country Community Plan



PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Abattoirs, Hog Ranches, Pen Fed Beef										
Expanded Poultry, Dairy, Truck transfer station for Ag operations, Canning-freezing packing plans, Commercial fertilizer										PP
Library, educational institutions, Private schools,								PP	PP	PP
Public Parks and Play Ground								PP	P	PP
Child Day Care					PP	PP		PP	P	PP
Churches, Temples and other places of religious worship							PUP	P		PP
A sign, single or double face								P	P	P
Signs, on site Advertising								PP		P
Permanent Ag. Stand								PP		PP

P means Permitted Use; PP means use permitted with PP; and CUP means use permitted with Conditional Use Permit. PUP means Public Use Permit
 * Zone Change application may not be necessary for these uses if the property's existing zone allow for the use.

Group: E

Request Date: 9/17/10 (petition) and 4/7/10 (dot survey)

Name of Owner(s): Various owners

Current Proposed Wine Country District: Winery District

Request by Owner(s): Various including exclusion from the Community Plan, or inclusion in Equestrian District, Residential District or Winery District

APN(s): 927180006, 927180012-015, 927180021, 927610004, 966380010-013, 966380016-020, 966380022-032, 966380034;

Justification by Owner(s): Staff received a petition to be excluded from the Community Plan signed by various property owners in December 2010. The petition included properties located in the vicinity of Anza Rd and Santa Rita Rd (Group E-Exhibit A).

Opportunities/Constraints: Current Land Use Designations: Agriculture, Rural Mountainous and Rural Residential, with the Valle de Los Caballos Policy Area; Current Zoning Classification: R-A, R-1, R-R, and A-1. Wineries are not allowed in R-A Zone, and are allowed in R-R zone with a minimum lot size of 0.5 acre and are permitted with PP under A-1 Zone. R-A Zone also allows for beauty shop, public parks and playground, golf courses and country clubs. R-R Zone also allows these uses, along with bars and lounges, billiard hall, race tracks, guest ranches and motels, educational institutions, animal hospitals etc. Please refer to the attached Zones Comparison Chart for a list of allowable uses (Group E-Exhibit D). A dot survey was conducted by staff during the April 7, 2010 community meeting with the landowners (Group E-Exhibit B). Some of these parcels are associated with General Plan Amendment proposals to change their Foundation Components and to increase their land use density from 5 acres minimum to 8 DU/AC (Group E-Exhibit C).

Environmental Consideration	In/Out
Flood Zone	In, only approximately 2 acres to the north is within a Flood Zone.
High Fire Area	Out of "High Fire Area", however, within "State Responsibility Area"
Fault line	In, within 1/2 mile of a fault
Paleontological Sensitivity	In, "High A" sensitivity area
Subsidence	In
Liquefaction	In, approximately 30 acres to the north is within "moderate" to "very high liquefaction". The rest of the planning area is within "very low liquefaction".
MSHCP	In. Only approximately 2 acres to the north is within a Flood Zone within a Criteria Cell no. 7183
Other	

Existing and Surrounding Uses: The existing uses within this group include vacant lands, single family residential, mobile homes and agricultural uses. Agricultural uses include citrus grove, vineyards and other crops. Located to the west of Group E is Morgan Hills Specific Plan.

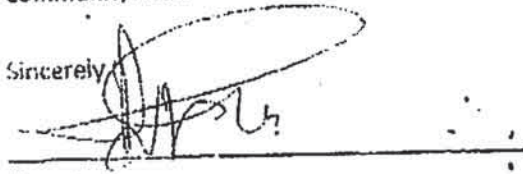
Staff Recommendation: Landowners in this area are fairly divided on the future of this sub-region. This area serves as the southern entrance to Wine Country. Staff recommends a combination of three districts to reflect landowners' preference in light of the Community Plan objectives (Group E-Exhibit E).

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

DORIS ANN AYVA

Print Name

36035 Corte Lisboa

Mailing Address

Murrieta CA 92562

City, State & Zip Code

960-380-020

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 Conte, Temecula

Property Address or APN

951-302-8416

Phone Number

rhopkins@hopkinsimaging.com

Email Address

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. CURWOOD

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.ornick@msi.com / bob.ornick@logxact.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

Santaree Nemeo

Print Name

41 Rocky Knoll

Home 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

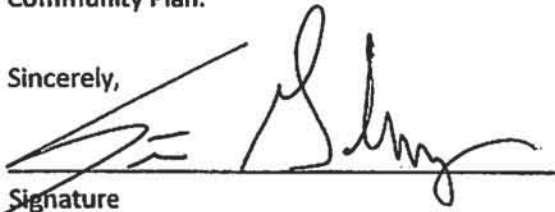
Email Address

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 Galvez

Print Name

45621 Corte Anza

Mailing Address

Temecula CA 92592

City, State & Zip Code

966-380-028-032

Property Address or APN

951-302-9461

Phone Number

Galvezgroup@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

jjohnson@rancon.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,



Signature

RONALD L. SMITH

Print Name

511 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

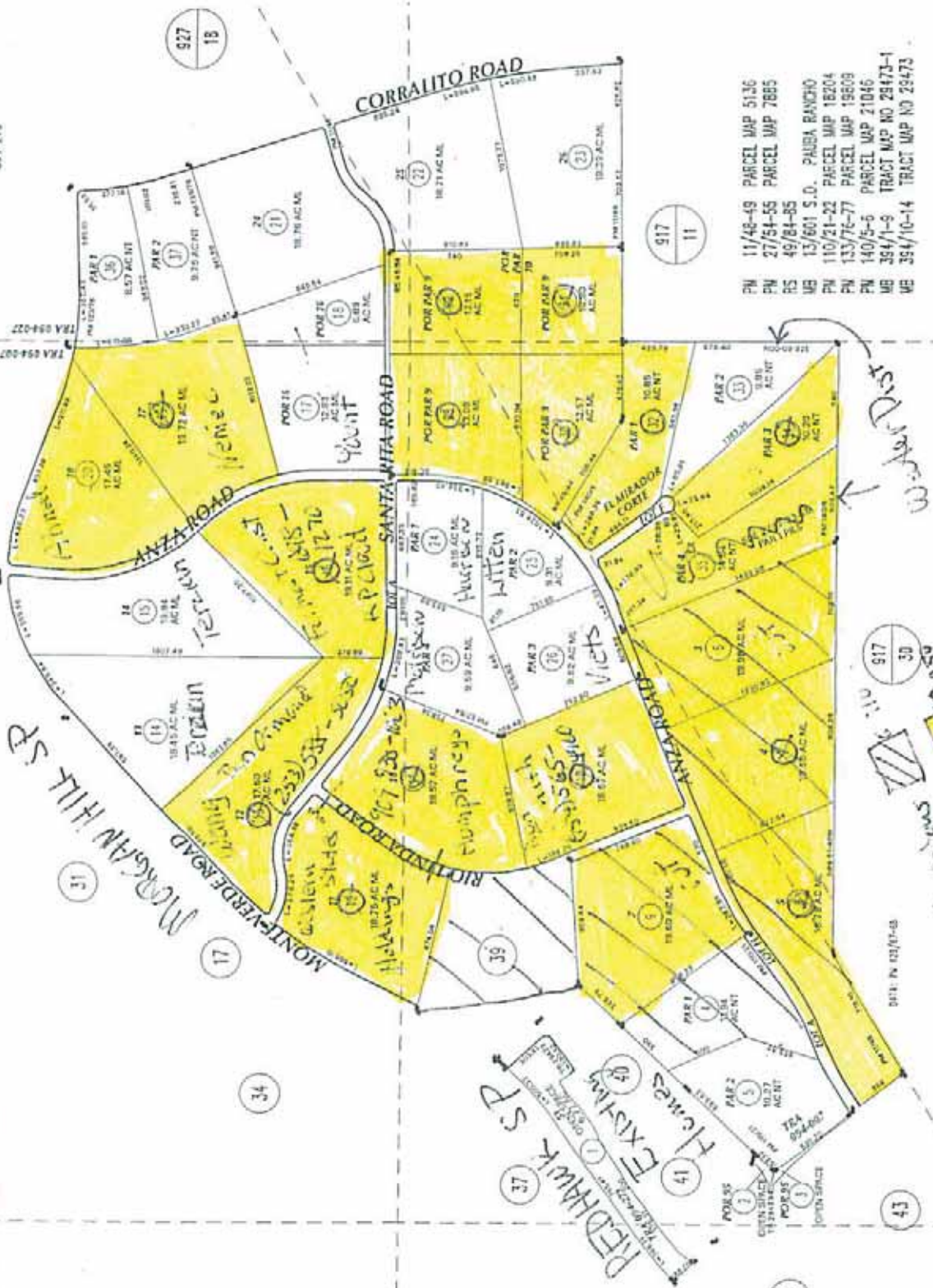
RONLYNDA5MITH@BELLSOUTH.NET

Email Address

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

THIS MAP WAS PREPARED FOR ASSESSING PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSessor's PARCEL MAP NOT CONVEY WITH LOCAL LOT-SPLIT OR BUILDING-SITE ORDINANCES.

MAR 15 2007



May 2005

ASSESSOR'S MAP CROSS PG. 05
Riverside County, Calif.

19-4205 A/C

Approved Subdivisions

City and Petitioners

Declare after meeting

Trail

From: Ron & Lynda Smith [ronlyndasmith@bellsouth.net]
Sent: Saturday, May 05, 2012 5:43 AM
To: Nanthavongdouangsy, Phayvanh
Subject: Temecula Property
Attachments: Temecula wine district choice.docx

May 1, 2012

To: County of Riverside Planning Dept
Attn: Phayvanh.....PNANTHAV@rctima.orgc

Subject: Preferred Wine Country district for Parcel 966-380-010

Dear Phayvanh

Thank you for your follow-up on the Wine Country districts and your helpful information.

I personally feel that the creation of a Wine District in my area is unnecessary with no actual benefit to the community but to create additional bureaucratic regulations which will have to be funded and administered by higher taxes paid by you and me.

My vote would be to not be part of the wine Country designation at all. If I am forced to make a different decision at a later date I can address the issue again at that time.

Should there be new information, or changes you feel I should know about, I would appreciate hearing from you.

You have been very helpful with all the information you have given me.

Regards: Ron Smith

Ronald L Smith ttee.
954-565-4960

P.S. If you can confirm receipt of this I would appreciate it. Thanks

From: Ron & Lynda Smith [ronlyndasmith@bellsouth.net]
Sent: Thursday, October 06, 2011 10:11 AM
To: Nanthavongdouangsy, Phayvanh
Subject: RE: Equestrian designation VS wine designation for my property

Phayvanh..

Your response was very comprehensive, answered my questions, and I do appreciate your effort.

Thank You Ron Smith

From: Nanthavongdouangsy, Phayvanh [mailto:PNANTHAV@rctlma.org]
Sent: Wednesday, October 05, 2011 6:37 PM
To: 'Ron & Lynda Smith'
Subject: RE: Equestrian designation VS wine designation for my property

Thank you Mr. Smith,

I hope that the page was helpful. I have provided answers below in red. Please let me know if you have any questions.

Thank you,
Phayvanh

From: Ron & Lynda Smith [mailto:ronlyndasmith@bellsouth.net]
Sent: Wednesday, October 05, 2011 2:14 PM
To: Nanthavongdouangsy, Phayvanh
Subject: RE: Equestrian designation VS wine designation for my property

Thank you.. I got the page..

Last year I applied for a zoning change to allow residential units on my property. It was a costly exercise. It was turned down at the last minute by the city as their thinking it would cause congestion at the freeway intersection. That still is my main focus and I would like to apply again as soon as I can.

I see that the General Plan Amendment No. 986 was to amend the land use designation from Rural Residential (RR) to Medium Density Residential (MDR), to allow for 2-5 dwelling units per acre, and that the case was withdrawn. The next cycle for property owner initiated Foundation Component-General Plan Amendments is January 2016. Whether you are within the boundary of Temecula Valley Wine Country Policy Area or not, you will need to wait until the application window is open in 2016 to apply for a higher density land use designation.

Which of these designations would be more to my interest for future applications for that type of zoning change? (I see there is a Wine Country Residential district.) Would that have any influence if I was in the residential district, or maybe my property is not in the area to be classified residential.

The Residential District permits clustering development with minimum lot size of one acre as long as the overall project density yield does not exceed one dwelling unit per five acres. This amounts to the same dwelling units as the parcel's

original land use designation (RR). Equestrian District does not permit clustering and the maximum dwelling unit is one dwelling unit per ten acres.

Again, if you want to be excluded from the Wine Country Community Plan in the future and change the land use designation- the next GPA Property owner-initiated request cycle is open in Jan. 2016. You may request to be excluded now, but you will still need to wait till Jan. 2016 to try your application again.

If I make a request for a specific designation does my property get that designation or is it a vote type of thing where the majority rules and all properties get the same designation?

Planning staff will present your request along with all other boundary modification requests to the Planning Commission, and the Planning Commission will provide a recommendation to the Board of Supervisors. The Board of Supervisors will decide what the faith of the parcel will be. Please consider attending these public hearing and voicing your concerns and preference for your property.

Also when is the deadline for me to make my official request?

Please submit your request as soon as you are comfortable with your decision. The first public hearing for this project is anticipated in Spring of 2012. A few weeks before that date is ideal. We do have time to discuss any concerns you may have.

Sorry for all the rudimentary questions but I'm trying to catch up and understand this thing as soon as I can.

Regards Ron

From: Nanthavongdouangsy, Phayvanh [mailto:PNANTHAV@rctlma.org]
Sent: Wednesday, October 05, 2011 4:38 PM
To: 'Ron & Lynda Smith'
Subject: FW: Equestrian designation VS wine designation for my property

Hello Mr. Smith,

<http://www.socalwinecountryplan.org/LinkClick.aspx?fileticket=RwtMLxFsLrQ%3d&tabid=68>

Thank you for contacting me back this afternoon. The above link is to the comparison chart of allowable uses in each proposed districts. It will give you an idea of what is allowed in each zone, the type of application for each use and minimum acreages. Please review the chart, and we can discuss any concerns you may have and your preferred district for this parcel.

I look forward to hearing back from you,
Phayvanh

From: Mehta-Cooper, Mitra
Sent: Thursday, September 29, 2011 5:15 PM
To: 'Ron & Lynda Smith'
Cc: Nanthavongdouangsy, Phayvanh
Subject: RE: Equestrian designation VS wine designation for my property

Hello Mr. Smith:

I am forwarding your e-mail to Ms. Phayvanh who would be able to call you at: 954-565-4960 to discuss your options. You could provide her your request after that discussion.

Thank you,

Mitra

Mitra Mehta-Cooper, AICP

Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.
(951) 955 8514
(951) 955 0923 (Fax)

Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-Th).

From: Ron & Lynda Smith [mailto:ronlyndasmith@bellsouth.net]
Sent: Thursday, September 29, 2011 8:20 AM
To: Mehta-Cooper, Mitra
Subject: RE: Equestrian designation VS wine designation for my property

Hi again and thanks for your quick response....

Does my request eliminate me from anything I should be aware of.

Does this equestrian designation eliminate me from having residential subdivisions in the future. I made an attempt and spent money last year to have my zoning changed to residential. It was denied by the city due to congestions worries at that time. I do intend to pursue this in the future and would not want to do anything that would jeopardize that effort or change the classification of my property in any way.

If this is so please take my name off this request. If having an equestrian designation does not hamper future efforts I am okay with it.

I do live out of town so it is more difficult to get to the fine print on any of these proposals.

Your mention of people not knowing what they sign gave me pause for concern.

With Gratitude... Ronald L Smith

From: Mehta-Cooper, Mitra [mailto:MMEHTA@rctlma.org]
Sent: Wednesday, September 28, 2011 6:17 PM
To: 'Ron & Lynda Smith'
Subject: RE: Equestrian designation VS wine designation for my property

Good afternoon Mr. Smith:

Thank you for sending me this e-mail. I have a petition that said that you want to be removed from this Plan Boundary or have residential subdivisions. When I received that petition, I wondered if everyone that signed that piece of paper had understood what they were signing.

You are correct. If your property gets adopted for the Equestrian District, it would allow you to have equestrian uses and a winery per the current proposal.

Thank you,

Mitra

Mitra Mehta-Cooper, AICP

Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.
(951) 955 8514
(951) 955 0923 (Fax)

Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-Th).

From: Ron & Lynda Smith [mailto:ronlyndasmith@bellsouth.net]
Sent: Wednesday, September 28, 2011 11:10 AM
To: Mehta-Cooper, Mitra
Cc: ronlyndasmith@bellsouth.net
Subject: Equestrian designation VS wine designation for my property

My name is Ronald L. Smith,,,,,

My property is parcel #966380010.

It appears to me that leaving my property as an equestrian area would be in the best interest of those that would like to be able to have a horse operation rather than grow wine. There are plenty of wineries in the area so I don't see why leaving an area for other purposes should hamper the overall growth projections of the area.

If there is a vote needed put me down for having it designated for equestrian use. Unless I'm wrong that should not eliminate someone from having a wine operation in the same area.

Seems like there should be room for both. If not, maybe someone should re-write the proposal so it's fair and equal for all property owners.

Regards Ronald L. Smith

From: Mehta-Cooper, Mitra
Sent: Wednesday, September 28, 2011 3:07 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Equestrian designation VS wine designation for my property

FYI

From: Ron & Lynda Smith [<mailto:ronlyndasmith@bellsouth.net>]
Sent: Wednesday, September 28, 2011 11:10 AM
To: Mehta-Cooper, Mitra
Cc: ronlyndasmith@bellsouth.net
Subject: Equestrian designation VS wine designation for my property

My name is Ronald L. Smith,,,,,

My property is parcel #966380010.

It appears to me that leaving my property as an equestrian area would be in the best interest of those that would like to be able to have a horse operation rather than grow wine. There are plenty of wineries in the area so I don't see why leaving an area for other purposes should hamper the overall growth projections of the area.

If there is a vote needed put me down for having it designated for equestrian use. Unless I'm wrong that should not eliminate someone from having a wine operation in the same area.

Seems like there should be room for both. If not, maybe someone should re-write the proposal so it's fair and equal for all property owners.

Regards Ronald L. Smith

Mehta-Cooper, Mitra

From: Wallenwestfarms@aol.com
Sent: Monday, July 18, 2011 9:12 PM
To: Mehta-Cooper, Mitra
Cc: Johnson, George
Subject: 79 SOUTH zoning

Hello Mitra,

We met you at one of the meetings last fall that we attended with Margaret Rich about the new zoning in Temecula. We offered to hold a meeting at our home concerning the zoning of the area south of the 79. Unfortunately, you cancelled that meeting in January. We were told that it would be rescheduled but we never heard back from anyone. We just wanted to remind you that we would be open to hosting another meeting with you and the county and let you know that we, along with a number of our neighbors, are emailing you to let you know that **we want our properties to remain in the equestrian zone.**

We want this to be presented at the meeting on Wednesday and all of our voices to be heard. We will be circulating a petition with additional names of others in the area that also want to be in the equestrian area.

We would appreciate it if you could please make sure this email and those from our neighbors are acknowledged. We do not want the equestrian designation taken from this area. It is why we and our neighbors invested in moving here, and we want our views on record at this and other meetings.

Thank you for your time and efforts toward this matter,

Robb Wallen

Elizabeth Viets Wallen

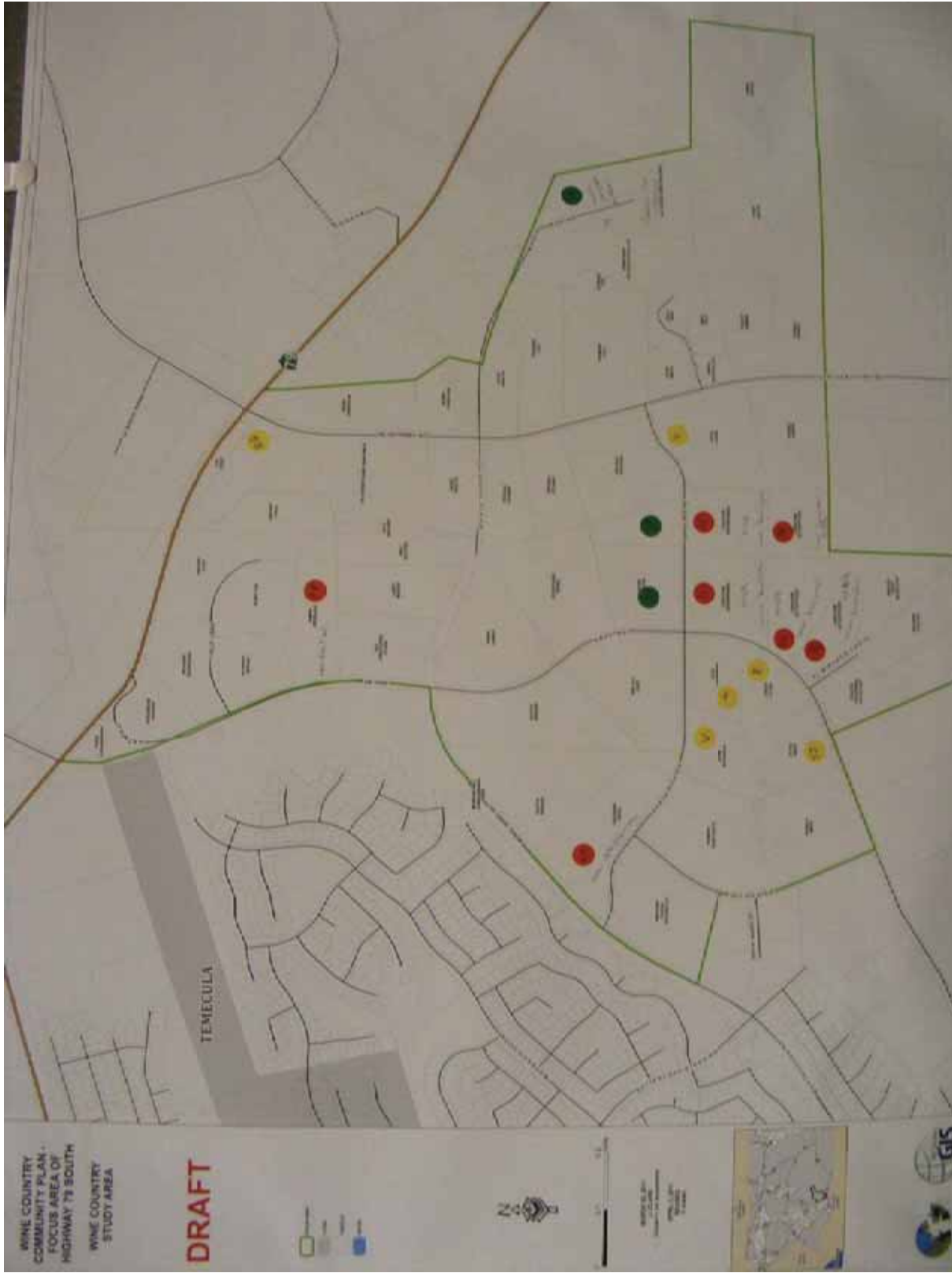
Joyce Viets

Wallen West Farms

45201 Anza Rd

Temecula CA 92592

951-541-4091 cell

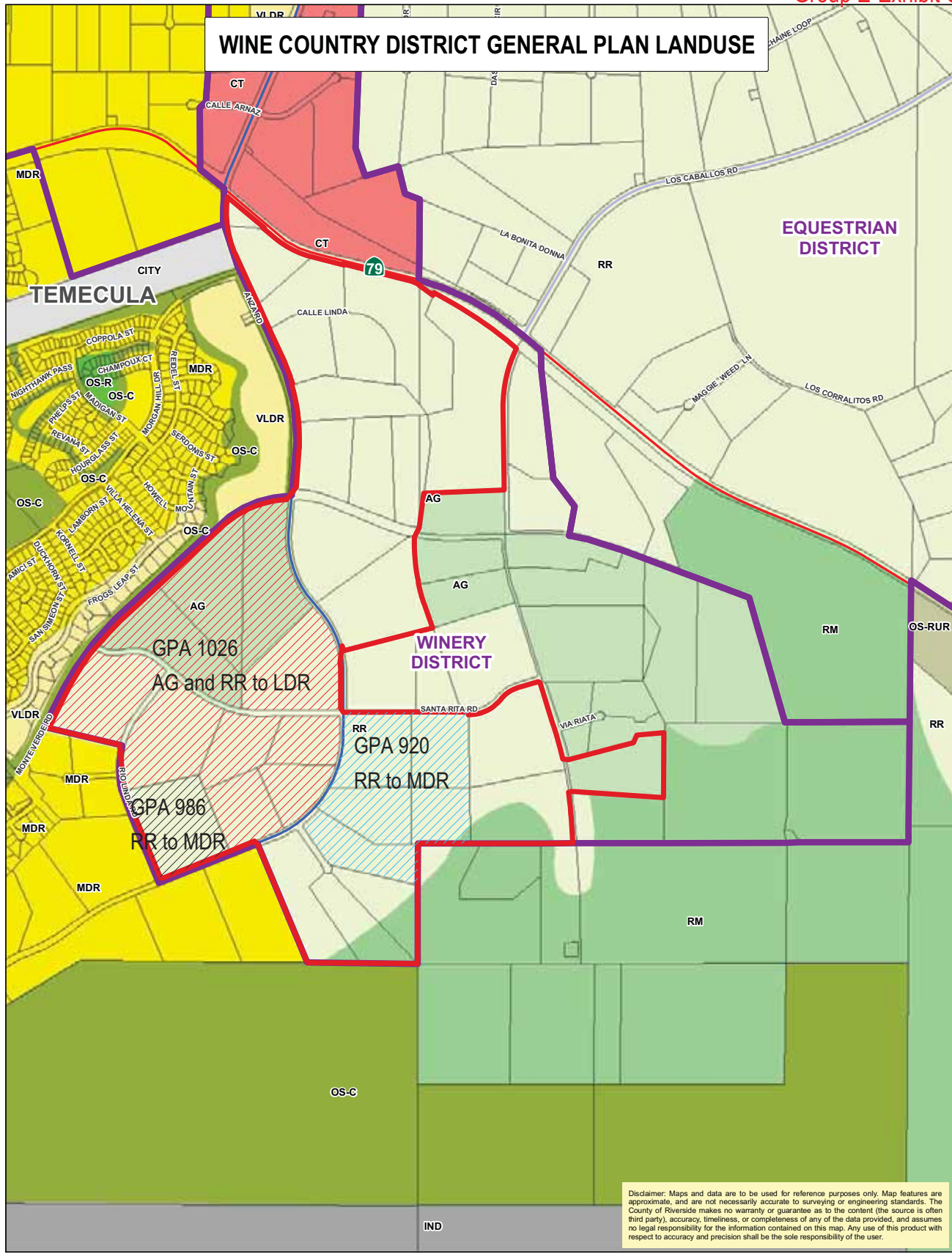


Green= Winery District

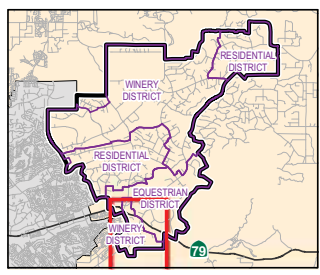
Yellow= Equestrian District

Red = Residential/exclude from Community Plan

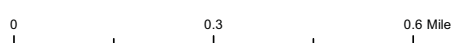
WINE COUNTRY DISTRICT GENERAL PLAN LANDUSE



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.



GROUP E



- Adjustment Request: Group E
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Landuse**
- Medium Density Residential
- Commercial Tourist
- Rural Residential
- Rural Mountainous
- Agriculture
- Conservation
- Open Space Recreation
- Open Space Rural
- CITY
- GPA00920
- GPA00986
- GPA01026
- Proposed Circulation Element**
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

May 30 2012
P. PKANG
COUNTY OF RIVERSIDE





Wine Country Community Plan



PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
One Dwelling Unit*	P	P	P	P	P		P	P	P	P
Vineyards, groves, equestrian lands, etc*	P	P	P	P			P	P	P	P
Keeping or boarding of horses or other farm livestock*	P (2 per acre)	P (2 per acre)	P (5 per acre)	P (5 per acre)	P (5 per acre)		P (2 animals on each 20,000 sq ft up to 1 acre & 2 such animals for each additional acre)	P (5 animals per acre)	P (5 animals per acre)	P (5 animals per acre)
Grazing of sheep	P	P	P	P	P		P	P	P	P
Outdoor storage of materials*	P	P	P	P	P	PP	P	P	P	P
Cottage Inn (1-5 hotel rooms)	P	P	P	P						
Cottage Industry	P	P	P	P			P(Home Occupation)	P (Home Occupation)	P (Home Occupation)	P (Home Occupation)
Winegrowers Association Events	P	P								
Equestrian establishment			P							
Selective/experimental breeding farms			P	P	P		P	P	P	P
Future Farm of America or 4-H projects			P	P			P	P	P	P
Bed & Breakfast Inn (1-10 hotel rooms)	PP (20 ac min.)	PP (5 ac min.)			PP (5 acres min. with on-site vineyard)					
Temporary Sale-stand agriculture products	PP	PP	PP	PP			P	P	P	P
Additional one family swelling unit, including mobile home	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)		P (1 per 10 ac)	PP (1 per 10 ac)	P (1 per 10 ac)	PP (1 per 10 ac)
Winery	PP (10 ac min. with on-site)	PP (10 ac min. with on-site vineyard)	PP (10 ac min. with on-site)	PP (10 ac min. with on-site)	PP (10 ac min. with on-site)			PP (with on-site vineyard)	P (with on-site vineyard)	CUP



Wine Country Community Plan

PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Wine sampling room	vineyard) PP (10 ac min. with winery)	PP (10 ac min. with winery)	vineyard) PP (10 ac min. with winery)	vineyard) PP (10 ac min. with winery)	vineyard) PP (10 ac min. with winery)			PP (with Winery)	P	
Retail wine sale/gift sale	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)			PP (with Winery)	P	
Commercial equestrian establishment			PP (10 ac min.)		CUP			CUP	CUP	P
Polo ground, horse show facility			PP (10 ac min with Com. Equ. Est.)							
Petting zoo			PP (10 ac min with Com. Equ. Est.)							
Western store			PP (20 ac min with Com. Equ. Est.)							
Restaurants	PP (20 ac min. with winery - drive-thru not permitted)	PP (10 ac min. with winery - drive-thru not permitted)	PP (20 ac min with Com. Equ. Est.)		PP (10 ac min. with winery - drive-thru not permitted)	PP		CUP		
Horse racing track, rodeo arena			CUP (50 ac min with Com. Equ. Est.)					CUP		
Large animal hospital			CUP (50 ac min with Com. Equ. Est.)					CUP		P
Special occasion facilities	PP (20 ac min. with winery)	PP (10 ac min.)	CUP (100 ac min with Com. Equ. Est.)		PP (10 ac min. w/vineyard)					
Country-inn (11-20	PP (20 ac	PP (10 ac min.)			PP (10 acres					



Wine Country Community Plan



PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Confectionary and candy shop, florist, Gift shops, Ice cream shops, Coffee and donut shops										
Antique Shops, bakery					PP		CUP			
Automobile service stations, Cleaning and dyeing shop, pharmacies, equipment rentals, Airport, auto wrecking yard, cemetery, gas station, liquid petroleum service station, hardware stores, tire service stations, Laundromats, parking lots							CUP			
Agricultural equipment sales										PP
Arts, crafts and curio shops					PP		PP			
Retail nurseries, horticultural and garden supply stores					PP	P	P	P		P
Temporary real estate office					PP	PP	PP			PP
Real Estate Office							PP	P		PP
Beauty shop							CUP	P		PP
Fraternal lodges							PP	P		PP
Country club							PP			PP
Hunting clubs							PP			CUP
public utility uses (dams, canals, power plants, railroads, tv/radio broadcasting								P (20,000 sq ft)		
Landing strip/heliport										CUP
Mining							P	P		P



Wine Country Community Plan

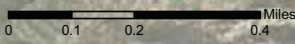
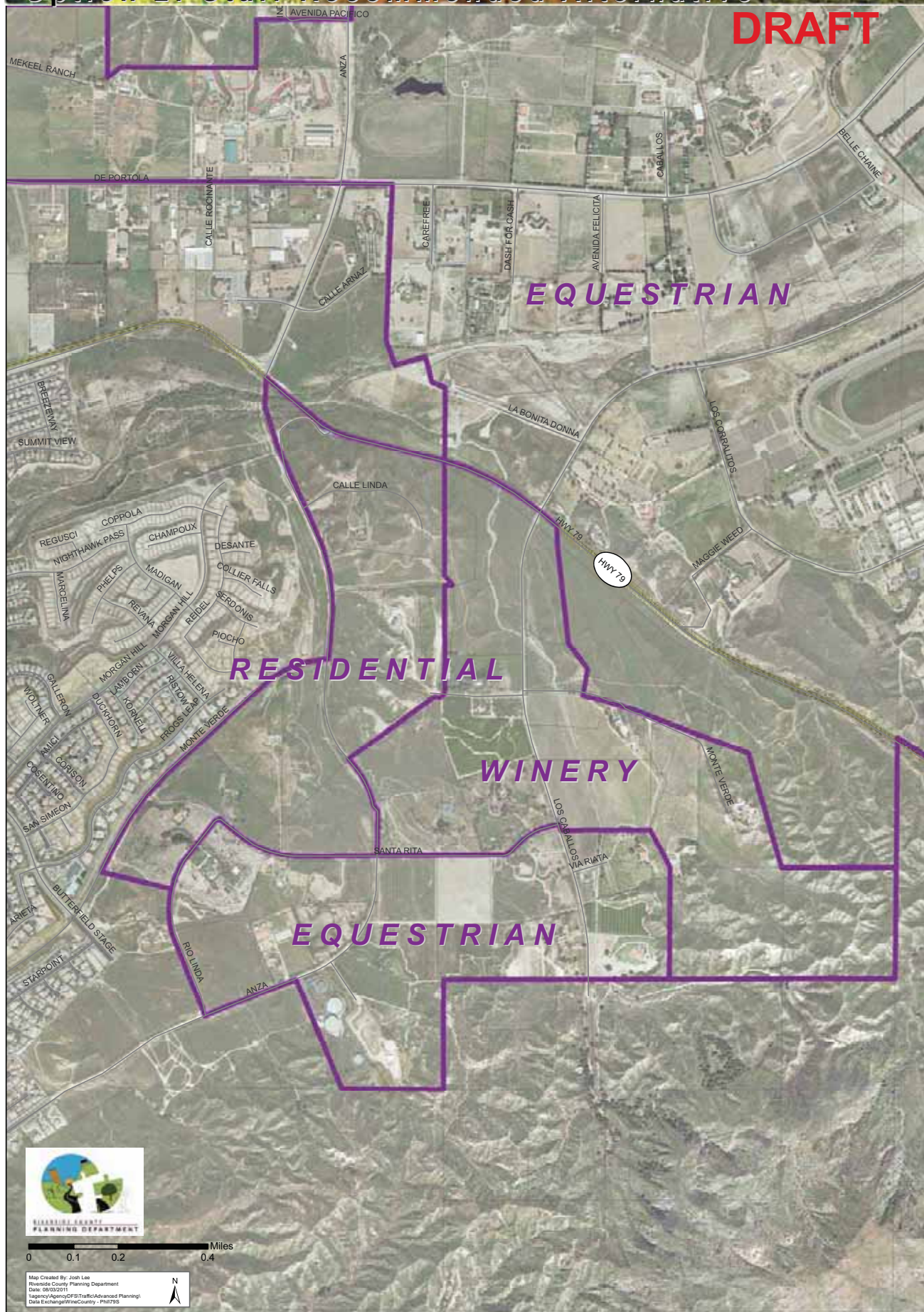


PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2 (20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Abattoirs, Hog Ranches, Pen Fed Beef										
Expanded Poultry, Dairy, Truck transfer station for Ag operations, Canning-freezing packing plans, Commercial fertilizer										PP
Library, educational institutions, Private schools,								PP	PP	PP
Public Parks and Play Ground								PP	P	PP
Child Day Care					PP	PP		PP	P	PP
Churches, Temples and other places of religious worship							PUP	P		PP
A sign, single or double face								P	P	P
Signs, on site Advertising								PP		P
Permanent Ag. Stand								PP		PP

P means Permitted Use; PP means use permitted with PP; and CUP means use permitted with Conditional Use Permit. PUP means Public Use Permit
 * Zone Change application may not be necessary for these uses if the property's existing zone allow for the use.

Wine Country Community Plan: Areas Around Highway 79S Option 2: Staff Recommended Alternative

DRAFT



Map Created By: Josh Lee
 Riverside County Planning Department
 Date: 08/03/2011
 Mapping Address: OFC/Traffic/Advanced Planning/
 Data Exchange/WineCountry - Ph079S



Group: F

Request Date: 11/23/2010

Name of Owner(s): Peter Solomon

Current Proposed Wine Country District: Equestrian District

Request by Owner(s): Inclusion into proposed Winery District (see Group F-Exhibit A)

APN(s): 927100058, 927100067, and 927100068

Justification from Owner: Mr. Solomon is the owner of 150 contiguous acres, who wishes to ultimately have resort type of development with a winery on these parcels.

Opportunities/Constraints: Current Land Use Designations: Rural Residential with the Valle de Los Caballos Policy Area; Current Zoning Classification: R-A-10 and R-R. CZ07010 for APN 927100058 was approved on 04/15/05 to change the zone from R-R to R-A-10.

Environmental Consideration	In/Out
Flood Zone	In, southern half is within a Flood Zone
High Fire Area	Out of "High Fire Area"; however, within "State Responsibility Area"
Fault line	Out, however, area is within 1 mile of a fault
Paleontological Sensitivity	In, "High A" and "Low" sensitivity areas
Subsidence	In
Liquefaction	In, southern half is within "very low" to "very high" liquefaction area
MSHCP	Out
Other	

Existing and Surrounding Uses: The existing uses for the parcels within this group are Agricultural Livestock and Vacant Agricultural (Group F-Exhibit B). The surrounding uses in the immediate vicinity of these parcels include horse ranches and estate lot residential. Several small scale wineries exist along De Portola Road.

Staff Recommendation: Parcels are located at the center of the existing Valle de los Caballos Policy Area. Therefore, staff originally proposed them for the Wine Country – Equestrian District. In discussions with community members, staff learned that residents in this region are not supportive of large-scale winery developments in this area. Similarly, equestrians are supportive of developing this land for equestrian activities in the future. In addition, road-network and sewer infrastructure that will be necessary for a large-scale winery development is not foreseeable in a near future. Therefore, staff recommends retaining this group in the proposed Wine Country-Equestrian District.

Regency Homes
DEVELOPER OF DISTINCTION

November 23, 2010

Ms. Mitra Mehta-Cooper
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Wine Country Community Plan;
APN 927-100-058; 927-100-067; 927-100-068


Dear Ms. Mehta-Cooper,

Thank you very much for the information concerning the Wine Country Community Plan. As I understand it, there will be one more meeting of the Community Advisors which will take place December 8, 2010. Due to a scheduling conflict, I will be unable to attend but will try to have a representative present to address our concerns, assuming such concerns will be heard.

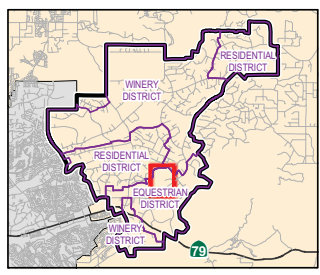
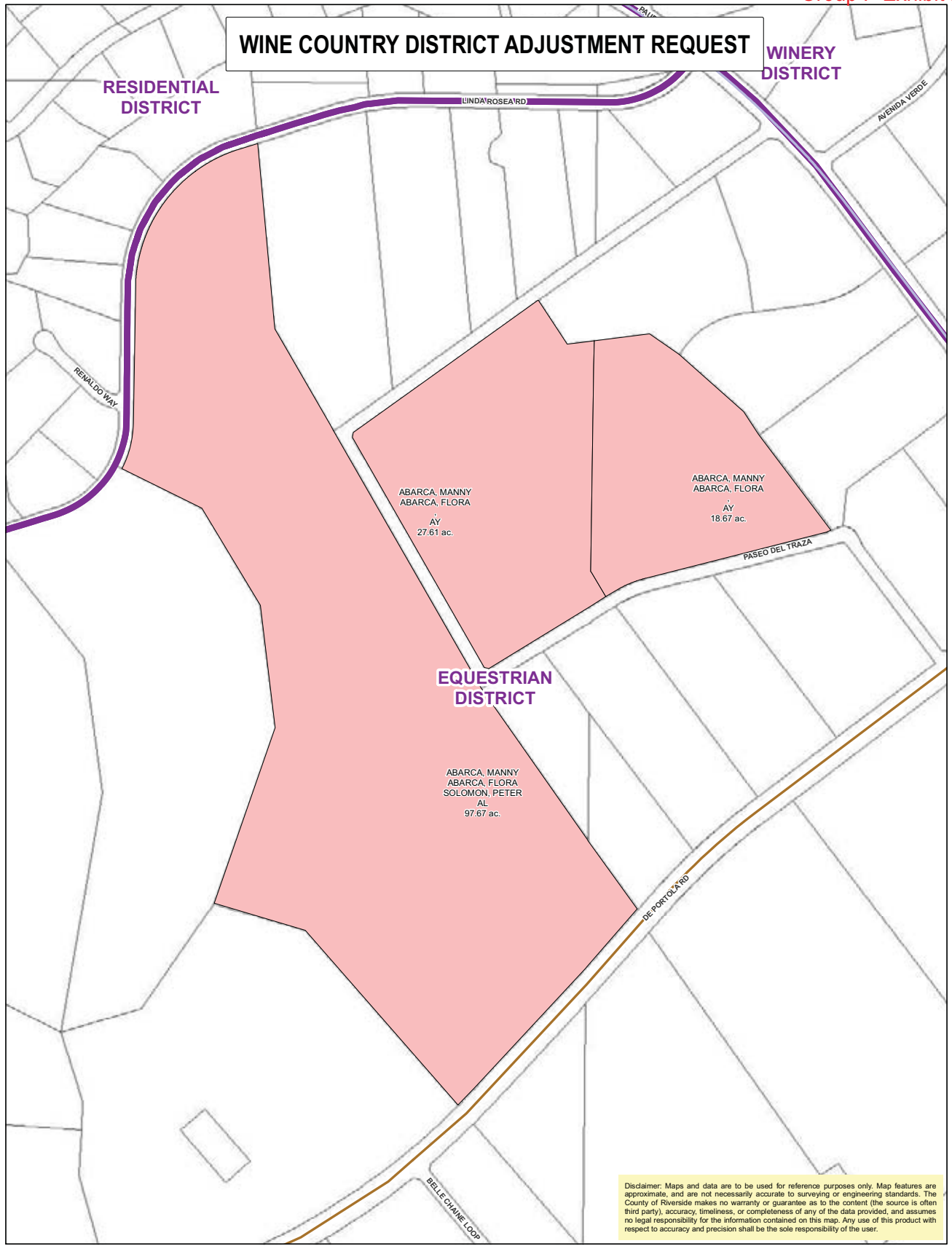
However, would you please pass on to the Advisors that, as owners of almost 150 contiguous acres in the Plan area, we would like to see if our property might be included in the proposed WC-H area as opposed to the WC-E area. Possibly, language might be adopted which allows contiguous parcels of more than 120 acres to be eligible for WC-H zoning.

I also understand that whatever plan is adopted, it will be sent to the Planning Commission which will hold two workshops which will be open for public comment and input.

Respectfully,

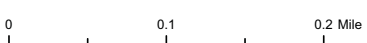

Peter Solomon

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST



GROUP F

AL - Agricultural Livestock
AY - Vacant Agricultural



- Adjustment Request: Group F Proposed Circulation Element
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

May 23 2012
P. PKANG
COUNTY OF RIVERSIDE



\\srr\gis\maps\wcc\groupf\groupf_ay_al\groupf_ay_al_051212\groupf_ay_al_051212.mxd

Group: G

Request Date: 10/13/2011

Name of Owner: Barry Yoder

Current Proposed Wine Country District: Not within the Community Plan boundary

Request by Owner: Expansion of the proposed Wine Country Policy Area and inclusion in the Winery District (Group G-Exhibit A)

APN(s): 943190030

Justification from Owner: Mr. Yoder would like to establish a small Bed and Breakfast Inn (Cottage Inn – up to 5 rooms);

Opportunities/Constraints: Current Land Use Designations: Rural Community – Estate Density Residential; Current Zoning Classification: R-A; and the parcel is approximately 4.87 acres. The property’s current General Plan land use designation or zoning classification do not allow for establishment of a small Bed & Breakfast Inn now.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Not in a “High Fire Area”; however, area is within “State Responsibility Area”
Fault Zone/Line	Not in a Fault Zone; however is within ½ mile of a fault line
Paleontological Sensitivity	In, “High A” Sensitivity Area
Subsidence	Out
Liquefaction	Out
MSHCP	Out
Other	

Existing and Surrounding Uses: The existing use for this parcel is single family residential (Group G-Exhibit B). The surrounding uses also include single family estate lot residential developments.

Staff Recommendation: Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. In addition, this area does not have large-lot parcel sizes to accommodate a winery related operations. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Policy Area or Winery District thereof.

11:10 AM10/13/2011 11:10 AM

From: Lee, Josh
Sent: Thursday, October 13, 2011 10:41 AM
To: Early, Kristina
Cc: Nanthavongdouangsy, Phayvanh; Mehta-Cooper, Mitra
Subject: FW: Zone change

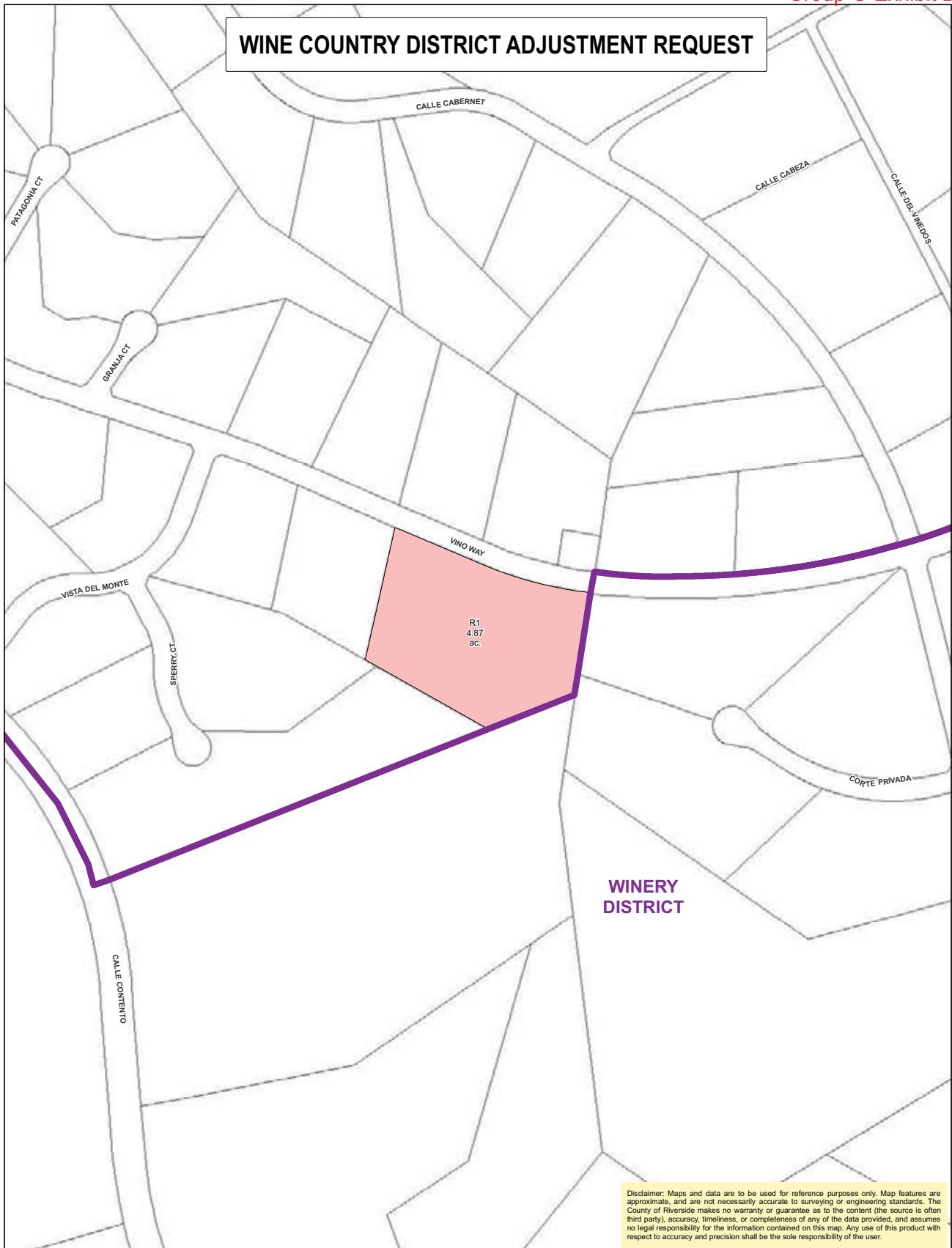
Please add him to the list.

From: yodbar@aol.com [<mailto:yodbar@aol.com>]
Sent: Thursday, October 13, 2011 10:14 AM
To: Lee, Josh
Subject: Zone change

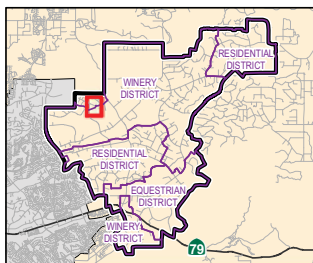
Josh, Thanks for taking the time with me to understand the process of my zoning.

I am writing to be considered in the new zoning changes to the general zone changes. My APN number is 943-190-030-7. I am currently zoned RA-5. My property currently borders wine country zoning and I wish to be included as WC-W zoning for the purpose of a possible small bed and breakfast of up to 5 rooms. Thank You, Barry Yoder 909-234-7683 yodbar@aol.com

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

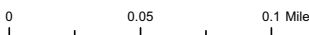


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GROUP G

R1 - Single Family Residential



- | | | |
|-----------------------------|------------------------------|---------------------------|
| Adjustment Request: Group G | Wine Country Policy Areas | Freeway |
| Parcels | Expressway (220' ROW) | Urban Arterial (152' ROW) |
| Cities | Arterial (128' ROW) | Major (118' ROW) |
| Waterbodies | Mountain Arterial (110' ROW) | Secondary (100' ROW) |
| | Collector (74' ROW) | |

May 16 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: H

Request Date: 03/02/11

Name of Owner(s): Jose Renato Cartagena (Representing various owners)

Current Proposed Wine Country District: Not within Community Plan (Policy Area)

Request by Owner(s): Expansion of the Wine Country Policy Area and inclusion in the proposed Winery District (see Group H-Exhibit A)

APN(s): 915410019, 915410011, 915410012, 915410018, and 915410020

Justification from Owner(s): Mr. Cartagena would like to work with his neighbors and assemble adequate acres to establish a hotel. Mr. Cartagena believes that he would gain the necessary 20 acre minimum by combining contiguous parcels. He only owns one parcel (915410019) but states that his neighbors' agree with this vision.

Opportunities/Constraints: Current Land Use Designation: Rural Residential; Current Zoning Classification: R-A. Neither the General Plan land use designation nor the zoning classification currently allow for a hotel.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	In a "High Fire Area"
Fault Zone/Line	Not in a Fault Zone; however is within ½ mile of a fault line
Paleontological Sensitivity	In, "Low" sensitivity area
Subsidence	Out
Liquefaction	Out
MSHCP	In, Criteria Cell no. 5841, HANS00818
Other	Within the Eastern Municipal Water District Service Area

Existing and Surrounding Uses: The existing uses within this group include single family residential, mobile home with foundation and vacant (see Group H-Exhibit B). The surrounding uses also include single family residential large lot developments.

Staff Recommendation: Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. In addition, this area does not have large-lot parcel sizes to accommodate a winery related operations. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Policy Area or Winery District.

5:09 PM10/20/2011 5:09 PM

From: Lee, Josh
Sent: Thursday, October 20, 2011 4:55 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Temecula Re-zoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mehta-Cooper, Mitra
Sent: Thursday, March 03, 2011 7:40 AM
To: 'Jose Renato Cartagena'; 'Cartagena, Jose'; Barnes, Olivia
Cc: Lee, Josh
Subject: RE: Temecula Re-zoning

I hope you know that I have the tough task of coming up with a plan to implement Sup. Jeff Stone's vision in an environmentally sensitive manner.

Thank you for your understanding,
Mitra

From: Jose Renato Cartagena [mailto:renato.car@verizon.net]
Sent: Wednesday, March 02, 2011 1:16 PM
To: Mehta-Cooper, Mitra; 'Cartagena, Jose'; Barnes, Olivia
Cc: Lee, Josh
Subject: RE: Temecula Re-zoning

Mitra

Thanks for the information provided.

In regards to the 20 acres minimum requirements, my neighbors and I were planning on joining efforts and putting our properties together to meet and exceed the 20 acres required. The water or sewer issues can change in time, if the location is zoned for hotels we can handle the issues accordingly.

I am very sorry that this is not possible, dealing with the planning commission or Board of supervisors may be more difficult to get an approval, at that time when every analysis is complete. I wanted to contribute to the development of the area, but perhaps is time for me to give up. I don't have Jeff's e-mail, please forward this e-mails to him so he is aware of the community desires.

Thanks

Jose Cartagena
562-965-5561 cell

From: Mehta-Cooper, Mitra [mailto:MMEHTA@rctlma.org]
Sent: Monday, February 28, 2011 4:52 PM
To: 'Cartagena, Jose'; Barnes, Olivia
Cc: Jose Cartagena; Lee, Josh
Subject: RE: Temecula Re-zoning

Good afternoon Mr. Cartagena:

I did have a chance to look at your property and its surrounding area.

First of all, I want to advise you that a hotel is going to require a minimum 20 acres, and therefore, none of these parcels (5 acres) would qualify to accommodate a hotel in this area.

Secondly, this area is within the Multiple Species Conservation Habitat Plan Criteria Cells. Which means that this area is critical for habitat assembly in the Western Riverside County. Our general approach for planning is not to encroach development in these sensitive areas.

Lastly, it is my understanding that this area does not have water or sewer capacity to accommodate additional development (after many discussions with the water agencies in this area).

Therefore, I am sorry to inform you that I am not inclined to add this area to the proposed Wine Country boundary or the Hospitality district thereof. Of course, you have the right to make your case in front of the Planning Commission or Board of Supervisors.

Should you want, I would add you to our Wine Country mailing list. This way, you can remain informed about the upcoming public meetings on this project.

Thank you, and again, sorry for the inconvenience.

Mitra

Mitra Mehta-Cooper, AICP

Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 9th Fl.
Riverside CA - 92502.
(951) 955 8514
(951) 955 0923 (Fax)

Please be advised that effective July 01, 2010, our business hours will be from 7:00 AM to 5:30 PM (M-Th).

From: Cartagena, Jose [mailto:Jose.Cartagena@disney.com]
Sent: Tuesday, February 22, 2011 3:11 PM
To: Barnes, Olivia
Cc: Jose Cartagena; Nanthavongdouangsy, Phayvanh; Mehta-Cooper, Mitra
Subject: RE: Temecula Re-zoning

Olivia

Great! thanks for forwarding the information to Mitra, I'll appreciate if you or Mitra can call me on the Cell number below, I have some questions.

Thanks

Jose R. Cartagena, P.E.

Manager - Design and Engineering
Project Support - Architecture & Facility
Engineering Services - Disneyland Resort

Office Phone : (714) 781 - 4508

Fax: (714) 781 - 1131

Email: jose.cartagena@disney.com

Cell Phone : (562) 965-5561

From: Barnes, Olivia [mailto:OBBarnes@rcbos.org]
Sent: Tuesday, February 22, 2011 3:05 PM
To: Cartagena, Jose
Cc: Jose Cartagena; Nanthavongdouangsy, Phayvanh; Mehta-Cooper, Mitra
Subject: RE: Temecula Re-zoning

Hello Mr. Cartagena,

Thank you for your request for inclusion of your property in the Wine Country Plan boundaries. I am forwarding your request to Mitra for her consideration and input. Mitra or her staff will contact you in the near future.

Regards,

Olivia Barnes

Legislative Team Member
Supervisor Jeff Stone
Third District
obbarnes@rcbos.org

Riverside:

Phone 951-955-1033
Fax 951-955-2194

French Valley

37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-698-7326, Fax 951-677-0669
Toll Free No. (866) 383-2203



From: Cartagena, Jose [mailto:Jose.Cartagena@disney.com]
Sent: Friday, February 18, 2011 10:21 AM
To: Barnes, Olivia
Cc: Jose Cartagena; Cartagena, Jose
Subject: Temecula Re-zoning

Dear Olivia

I would like to talk to you more about the rezoning of the wine country area.

It was a pleasure meeting yesterday at the wine country re-zoning presentation; the presentation was very encouraging and informative, you can count with my support and the support of some of my friends in the area. I own 5 acres in the area but is not included in the map, I would like your department to consider my suggested changes. Please see the attachment and I would like to discuss them by phone or in person. If by phone please call me to the personal cel # 562-965-5561, thanks.

Jose R. Cartagena, P.E.

Manager - Design and Engineering
Project Support - Architecture & Facility
Engineering Services - Disneyland Resort

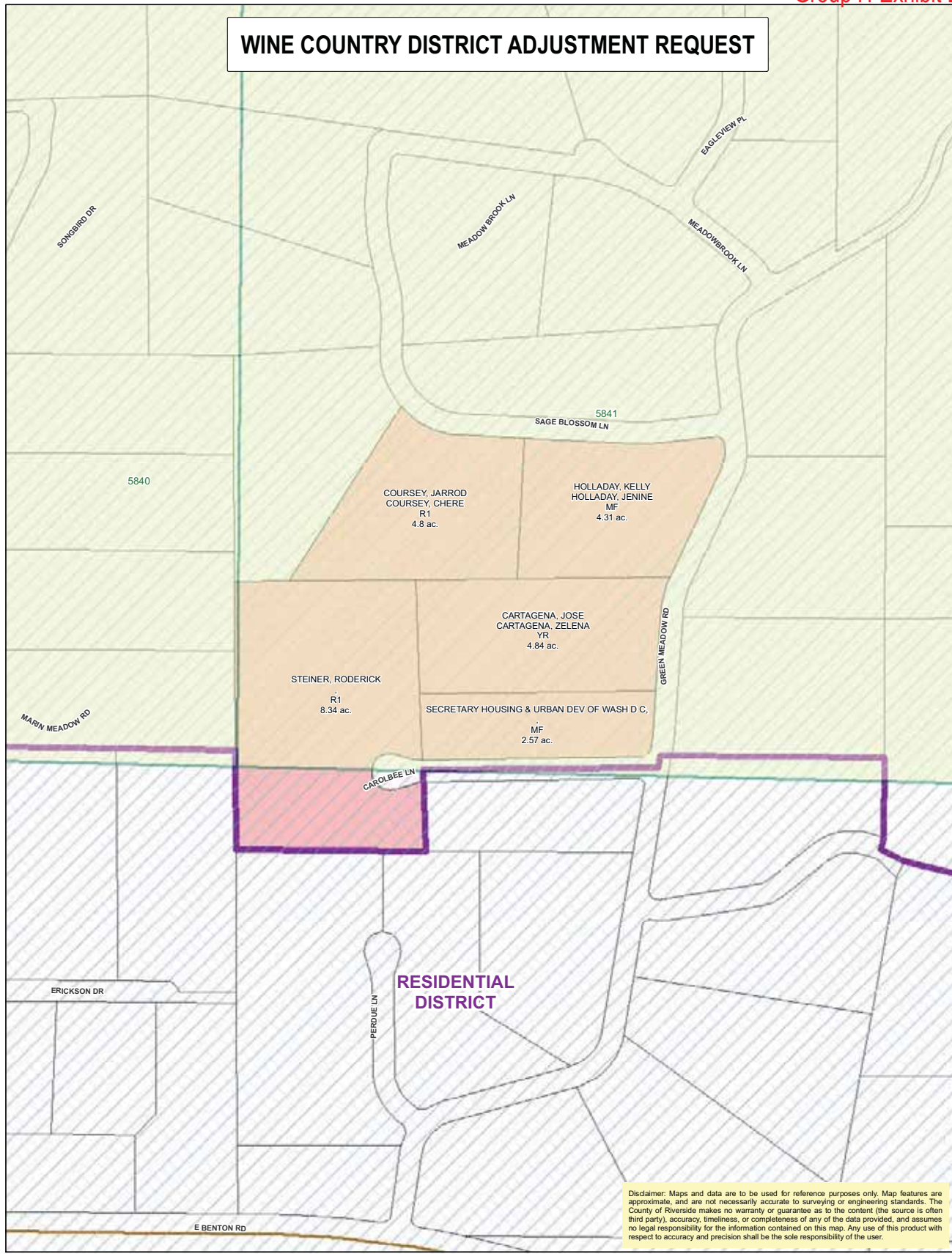
Office Phone : (714) 781 - 4508

Fax: (714) 781 - 1131

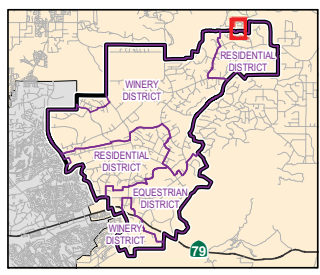
Email: jose.cartagena@disney.com

Cell Phone : (562) 965-5561

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST



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GROUP H

MF - Mobile Home with Foundation
R1 - Single Family Residential
YR - Vacant Residential

- Adjustment Request: Group H
- MSHCP Criteria Cells
- Eastern Municipal Water District
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Proposed Circulation Element
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

0 0.05 0.1 Mile

May 23 2012
 P. PKANG
 COUNTY OF RIVERSIDE



Group: I

Request Date: 03/02/11

Name of Owner(s): Danny and Kathryn Atwood

Current Proposed Wine Country District: Equestrian District

Request by Owner(s): Addition to the proposed Winery District (see Group I- Exhibit A)

APN(s): 927630011

Justification for Request: Mr. Atwood’s parcel is currently within the Citrus Vineyard Policy Area and adjacent to Keyways Winery; he would like to reserve the right to establish a Winery in the future.

Opportunities/Constraints: Current Land Use Designations: Agriculture with the Citrus Vineyard Policy Area; Current Zoning Classification: C/V.

Environmental Consideration	In/Out
Flood Zone	In Flood Sensitive Area
High Fire Area	In a “High Fire Area”
Fault Zone/Line	Not in a Fault Zone; however is within ½ mile of a fault line
Paleontological Sensitivity	In, “High A” sensitivity area
Subsidence	In
Liquefaction	In, “Very Low” to “Very High”
MSHCP	In, Criteria Cell no. 6917
Other	

Existing and Surrounding Uses: The existing uses for the parcels in this group are single family residential and surrounding uses are single family residential and wineries.

Staff Recommendation: The property is within the Citrus Vineyard Policy Area and C/V zone, therefore, staff recommends inclusion in the proposed Winery District for this parcel and the adjacent parcel which has similar situation (APN - 927630013) (see Group I- Exhibit B).

11:22 AM 12/7/2011 11:22 AM

From: Mehta-Cooper, Mitra
Sent: Tuesday, December 06, 2011 10:22 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Atwood Property
Attachments: Letter re Change of Boundry.pdf

Please see enclosed for Wine Country Map change request.

Mitra

From: Michael Newcomb [<mailto:michael@newcomblawgroup.com>]
Sent: Tuesday, December 06, 2011 9:27 AM
To: Mehta-Cooper, Mitra
Subject: Atwood Property

See enclosed.



Michael W. Newcomb, Esq.

Newcomb Law Group

Business, Intellectual Property, Asset Protection and Beverage Law Attorneys

43460 Ridgepark Dr, Suite 200, Temecula, CA 92590

Tel: (951) 541-0220 (SoCal) | (707) 509-8701 (NoCal): Ext. 101

Fax: (951) 541-9360

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December 5, 2011

Mitra Mehta , Principal Planner
Riverside County Planning Dept.
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92502-1629

Via Email:

MMEHTA@rctlma.org

Re: *Atwood Property: 37104 De Portola Road, Temecula, CA 92592*
APN: 927-630-011-1 (14.23 Acres)

Dear Mitra:

I represent Dan and Katie Atwood, who own the above referenced property (“**Property**”). In reviewing the Proposed Wine Country 20/20 Boundary Map, we discovered that the property resides within the Equestrian District and not the Winery District. See Map below (*note solid and dashed lines*):

Proposed Change

My client requests the County include the Atwood Property within the Winery District by adjusting the boundary map as noted in the dashed lines above. We believe this change is appropriate for two reasons: (1) the property is immediately adjacent to Keyways Winery, thus, the area has existing winery uses in place and is



comprised of an existing vineyard and is approximately 14 acres; and (2) my clients currently own *Atwood Estate Vineyard* (<http://www.atwoodwines.com/>), producers of fine estate syrah wine, which are sold at the Collective in Old Town Temecula. Because my clients own a winery operating in the city limits, there is a possibility (*and we want to retain the option*) that my clients may move their winery operations to the Property in the future (*assuming appropriate entitlements are secured through the Plot Plan process*).

Mitra Mehta , Principal Planner
Riverside County Planning Dept.
Riverside County Administrative Center

*Re: Atwood Property: 37104 De Portola Road, Temecula, CA 92592
APN: 927-630-011-1 (14.23 Acres)*

December 5, 2011

Page 2

If you have any questions or would like to discuss this matter further, do not hesitate to contact me at your earliest opportunity.

Sincerely,

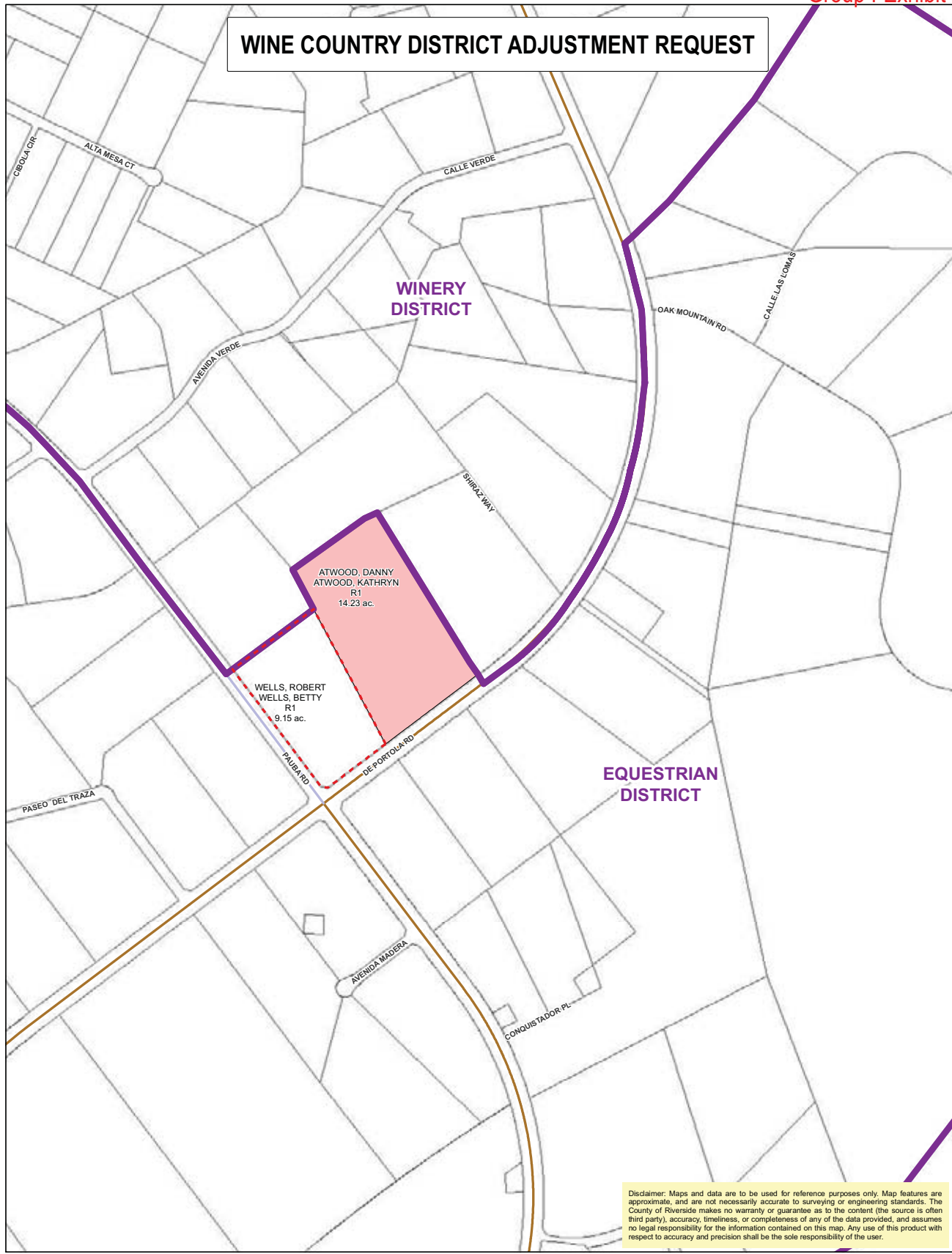


Michael W. Newcomb
Attorney at Law

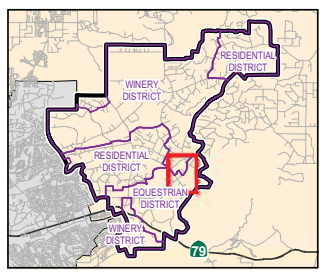
cc: Client



WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

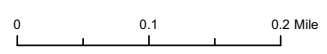


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GROUP I

R1 - Single Family Residential



- | | |
|--|---|
| <ul style="list-style-type: none"> Adjustment Request: Group I Staff Recommended Adjustments Wine Country Policy Areas Parcels Cities Waterbodies | <h4>Proposed Circulation Element</h4> <ul style="list-style-type: none"> Freeway Expressway (220' ROW) Urban Arterial (152' ROW) Arterial (128' ROW) Major (118' ROW) Mountain Arterial (110' ROW) Secondary (100' ROW) Collector (74' ROW) |
|--|---|

May 23 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: J

Request Date: 01/30/12

Name of Owner(s): Russell Man and Various Owners

Current Proposed Wine Country District: Winery District

Request from Owner(s): Inclusion in the proposed Equestrian District (see Group J-Exhibit A)

APN(s): 941150017- 019, 941150021, 941150023-025, 941150027-030, 941190030, 941190034, 941190036-037

Justification from Owner(s): Mr. Mann and his neighbors propose a new "Bella Vista Equestrian Zone" to ensure allowance of 5 animals/acre, private boarding, animal rescue, pony clubs, 4H/FFA, and small-scale breeding programs.

Opportunities/Constraints: Current Land Use Designations: Rural Residential and Rural Community – Estate Density Residential; Current Zoning Classification: R-A and R-R. R-A Zone allows two animals per 20,000 square feet and two additional animals per acre; the R-R Zone allows five animals per acre. A five acre property with the R-A Zone may have up to 12 horses; R-R Zone may have up to 25 horses. In addition, some of the desired uses (pony clubs, animal rescue, etc.) are not currently allowed in the General Plan land use designations or zoning classifications.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of "High Fire Area"; however, the area is within "State Responsibility Area"
Fault Zone/Line	In
Paleontological Sensitivity	In, "High A" sensitivity area
Subsidence	In
Liquefaction	Out
MSHCP	Out
Other	

Existing and Surrounding Uses: The existing uses in this group are single family residential and vacant residential (see Group J-Exhibit B). The surrounding uses include single family residential, vacant parcels and wineries.

Staff Recommendation: The existing equestrian uses may continue operations if they are in compliance with the parcels' existing zoning classification and were established legally. The Community Plan (Project) does not change their zoning classifications. Furthermore, a series of wineries are located in a close proximity to this group, which may create land uses conflicts in the future if additional equestrian uses are allowed in this group. Therefore, this request does not meet an objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Equestrian District.

1:54 PM1/30/2012 1:54 PM

From: Mehta-Cooper, Mitra
Sent: Monday, January 30, 2012 1:40 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Bella Vista Equestrian Zone follow up
Attachments: RE: **UL-JUNK** Follow-up: Bella Vista Equestrian Zone petition; RE: Temecula Bella Vista Equestrian Zone petition; Re: Follow-up: Bella Vista Equestrian Zone petition; Re: Follow-up: Bella Vista Equestrian Zone petition

FYI

From: Russ Mann [<mailto:RMann@covario.com>]
Sent: Thursday, December 01, 2011 9:15 AM
To: Mehta-Cooper, Mitra
Cc: Rush, Adam
Subject: Bella Vista Equestrian Zone follow up

Mitra and Adam:

Hope you had a nice Thanksgiving.

Following up on my email to Mitra earlier this week, and my emails to Adam last month, I now have verbal confirmation from over 12 residents of Bella Vista, Via Cacho, Calle Anita, Beaujolais Ct. and Ave Brisa that they want our area to be "carved out" and zoned with Equestrian Zone permissions.

A sample of emails from some of these folks are enclosed as attachments.

Below is a parcel map showing Bella Vista between Monte De Oro and Glen Oaks. I have attempted to make this easy and color it in for you:

- The darker green parcels are the ones where I know the owners support an equestrian zoning.
- The lighter green parcels are undeveloped/uninhabited/agricultural only (I include this to show how much of Bella Vista frontage has no real local resident representation).

This is after only two weeks of campaigning, and these residents are still reaching out to their neighbors to get more buy-in.

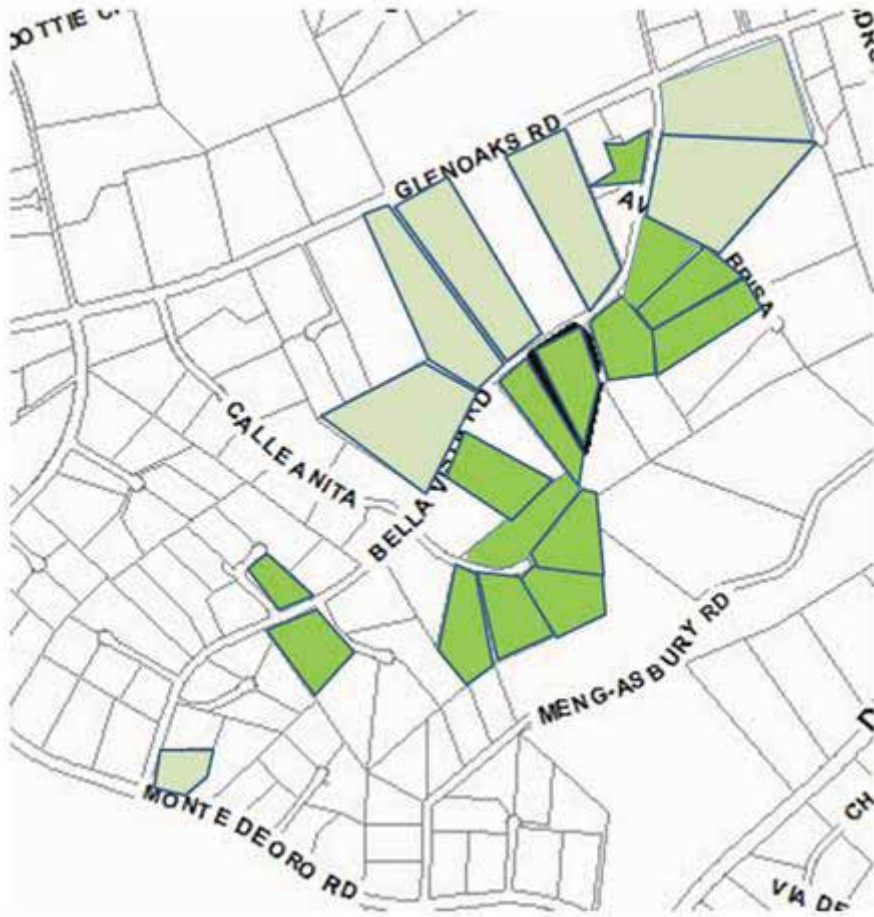
As it stands though, you can see that a significant portion of Bella Vista frontage and its side streets (especially the middle section) want to be zoned for Equestrian/hobby ranching activities.

I can also let you know that most of these residents have no current issues with the Wineries or the proposed winery zoning regulations, but like myself, they want to ensure the 5 animal/acre rule and the right to do private boarding, animal rescue, pony clubs, 4H/FFA, small-scale breeding programs, etc.

Please let me know specifically how and when we should follow up so that the residents of this small area can appropriately work with the county to get the zoning carve-out we want.

Thanks.

-Russ



Russ Mann
CEO
(m) 951.491.5360
(o) 858.397.1522
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>



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San Diego, CA 92130
<http://www.covario.com>

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From: Vince Carlson [vince.carlson@caltorque.com]
Sent: Wednesday, November 30, 2011 4:53 PM
To: 'Russ Mann'
Subject: RE: **UL-JUNK** Follow-up: Bella Vista Equestrian Zone petition

Vincent G Carlson
39235 Bella Vista
Temecula, CA. 92592

"I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions."

Vincent G Carlson
Director of Market Development
California Torque Products
626-320-1030
951-553-9339 cell

From: Russ Mann [mailto:RMann@covario.com]
Sent: Wednesday, November 30, 2011 3:58 PM
To: vince.carlson@caltorque.com; Lance Sandon; Bill.pritchett@yahoo.com; Tim P LeFort; Lisa Bone (edenspeach@yahoo.com); Ricky Gibson (gibadopt10@aol.com); teamtyler.susan@gmail.com; Julie; jhfis@hotmail.com; jesseroux@gmail.com; Rob Lionetti (Roblio@hotmail.com); Joanne Davis (davisranch214@yahoo.com); Jill
Subject: **UL-JUNK** Follow-up: Bella Vista Equestrian Zone petition

Folks:

Just a quick update: Bill Pritchett who lives off of Calle Anita has been great at getting the whole Calle Anita team involved and supportive as well, and they are supportive of the idea to create a small Equestrian Zone in and around Bella Vista.

I received some replies from a couple of you; could everyone please email me back the following:

- Your name
- Your street address
- Your phone number
- I have your email
- Just paste this in: **"I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions."**

Any questions, feel free to give me a call at 951.491.5360 or email me back.

Jill and I may have a neighborhood gathering in the next couple of weeks to meet all of you in person to discuss this issue and next steps.

Thanks so much and happy holidays!

-Russ Mann

From: Russ Mann
Sent: Saturday, November 26, 2011 7:57 AM
To: 'Vince.carlson@caltorque.com'; 'Lance Sandon'; 'Bill.pritchett@yahoo.com'; 'Tim P LeFort'; Lisa Bone (edenspeach@yahoo.com); Ricky Gibson (gibadopt10@aol.com); 'teamtyler.susan@gmail.com'; est@inland.net
Subject: Temecula Bella Vista Equestrian Zone petition
Importance: High

Lance, Susan, Vince, Bill, Tim, Lisa and Aaron, Ricky and Tom and Julie:

This email is about my discussions with you all to help create a small equestrian zone on Bella Vista within the proposed Wine Country area.

All I need right now is for you to reply with your street address(es) and phone numbers, and the statement:

“I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions.”

Also- if you can get any of our neighbors on Bella Vista or the side streets (like Jay Walker Ranch, or Joanne, or other folks you may know in the neighborhood), that will help cement the case.

I will gather these up and start pushing hard to get this special zone set up for us.

If you are interested, the person at the county that I am attempting to work with and who is being amenable is this person:

Mitra Mehta-Cooper, AICP
Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.
(951) 955 8514
(951) 955 0923 (Fax)
MMEHTA@rctlma.org

Thanks for your help.

-Russ

Russ Mann
CEO
(m) 951.491.5360
(o) 858.397.1522
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>



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From: Julie [julie@storagecommander.com]
Sent: Monday, November 28, 2011 4:13 PM
To: 'Russ Mann'
Subject: RE: Temecula Bella Vista Equestrian Zone petition

Thank you Russ!

To whom it may concern:

“We would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions.”

Thank you, Tom & Julie Smith
39640 Bella Vista Road
Temecula, CA 92592
951-676-9388

From: Russ Mann [<mailto:RMann@covario.com>]
Sent: Saturday, November 26, 2011 11:42 AM
To: 'Julie@storagecommander.com'
Subject: Fw: Temecula Bella Vista Equestrian Zone petition

From: Russ Mann
Sent: Saturday, November 26, 2011 07:57 AM
To: Vince.carlson@caltorque.com <Vince.carlson@caltorque.com>; Lance Sandon <lsandon@packagingcorp.com>; Bill.pritchett@yahoo.com <Bill.pritchett@yahoo.com>; Tim P LeFort <tim.lefort@ucr.edu>; Lisa Bone (edenspeach@yahoo.com) <edenspeach@yahoo.com>; Ricky Gibson (gibadopt10@aol.com) <gibadopt10@aol.com>; teamytyler.susan@gmail.com <teamytyler.susan@gmail.com>; est@inland.net <est@inland.net>
Subject: Temecula Bella Vista Equestrian Zone petition

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I will gather these up and start pushing hard to get this special zone set up for us.

If you are interested, the person at the county that I am attempting to work with and who is being amenable is this person:

Mitra Mehta-Cooper, AICP

Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.
(951) 955 8514
(951) 955 0923 (Fax)

Thanks for your help.

-Russ

Russ Mann
CEO
(m) 951.491.5360
(o) 858.397.1522
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>

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From: Susan Tyler [teamtyler.susan@gmail.com]
Sent: Wednesday, November 30, 2011 5:27 PM
To: Russ Mann
Subject: Re: Follow-up: Bella Vista Equestrian Zone petition

I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions

Susan and Neil Tyler
39660 Via Cacho
Temecula, CA
931-551-4328

On Wed, Nov 30, 2011 at 3:57 PM, Russ Mann <RMann@covario.com> wrote:
Folks:

Just a quick update: Bill Pritchett who lives off of Calle Anita has been great at getting the whole Calle Anita team involved and supportive as well, and they are supportive of the idea to create a small Equestrian Zone in and around Bella Vista.

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Any questions, feel free to give me a call at [951.491.5360](tel:951.491.5360) or email me back.

Jill and I may have a neighborhood gathering in the next couple of weeks to meet all of you in person to discuss this issue and next steps.

Thanks so much and happy holidays!

-Russ Mann

From: Russ Mann

Sent: Saturday, November 26, 2011 7:57 AM

To: 'Vince.carlson@caltorque.com'; Lance Sandon'; 'Bill.pritchett@yahoo.com'; 'Tim P LeFort'; Lisa Bone (edenspeach@yahoo.com); Ricky Gibson (gibadopt10@aol.com); 'teamtyler.susan@gmail.com'; est@inland.net

Subject: Temecula Bella Vista Equestrian Zone petition

Importance: High

Lance, Susan, Vince, Bill, Tim, Lisa and Aaron, Ricky and Tom and Julie:

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Mitra Mehta-Cooper, AICP
Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.
[\(951\) 955 8514](tel:9519558514)
[\(951\) 955 0923](tel:9519550923) (Fax)
MMEHTA@rctlma.org<<mailto:MMEHTA@rctlma.org>>

Thanks for your help.

-Russ

Russ Mann
CEO
(m) [951.491.5360](tel:9514915360)
(o) [858.397.1522](tel:8583971522)
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>

=====

[logo-cov]

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From: jesseroux@gmail.com
Sent: Wednesday, November 30, 2011 5:44 PM
To: Russ Mann
Subject: Re: Follow-up: Bella Vista Equestrian Zone petition

Jesse Roux
39646 calle anita
9517955918

I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions.”

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----

From: "Russ Mann" <RMann@covario.com>
To: "Vince.carlson@caltorque.com" <Vince.carlson@caltorque.com>, "Lance Sandon" <lsandon@packagingcorp.com>, "Bill.pritchett@yahoo.com" <Bill.pritchett@yahoo.com>, "Tim P LeFort" <tim.lefort@ucr.edu>, "Lisa Bone (edenspeach@yahoo.com)" <edenspeach@yahoo.com>, "Ricky Gibson (gibadopt10@aol.com)" <gibadopt10@aol.com>, "teamtyler.susan@gmail.com" <teamtyler.susan@gmail.com>, "Julie" <julie@storagecommander.com>, "jhfis@hotmail.com" <jhfis@hotmail.com>, "jesseroux@gmail.com" <jesseroux@gmail.com>, "Rob Lionetti (Roblio@hotmail.com)" <Roblio@hotmail.com>, "Joanne Davis (davisranch214@yahoo.com)" <davisranch214@yahoo.com>, "Jill" <jill_mann@yahoo.com>
Subject: Follow-up: Bella Vista Equestrian Zone petition
Date: Wed, Nov 30, 2011 15:57

Folks:

Just a quick update: Bill Pritchett who lives off of Calle Anita has been great at getting the whole Calle Anita team involved and supportive as well, and they are supportive of the idea to create a small Equestrian Zone in and around Bella Vista.

I received some replies from a couple of you; could everyone please email me back the following:

- Your name
- Your street address
- Your phone number
- I have your email
- Just paste this in: **“I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions.”**

Any questions, feel free to give me a call at 951.491.5360 or email me back.

Jill and I may have a neighborhood gathering in the next couple of weeks to meet all of you in person to discuss this issue and next steps.

Thanks so much and happy holidays!

-Russ Mann

From: Russ Mann
Sent: Saturday, November 26, 2011 7:57 AM
To: 'Vince.carlson@caltorque.com'; 'Lance Sandon'; 'Bill.pritchett@yahoo.com'; 'Tim P LeFort'; Lisa Bone (edenspeach@yahoo.com); Ricky Gibson (gibadopt10@aol.com); 'teamtyler.susan@gmail.com'; est@inland.net
Subject: Temecula Bella Vista Equestrian Zone petition
Importance: High

Lance, Susan, Vince, Bill, Tim, Lisa and Aaron, Ricky and Tom and Julie:

This email is about my discussions with you all to help create a small equestrian zone on Bella Vista within the proposed Wine Country area.

All I need right now is for you to reply with your street address(es) and phone numbers, and the statement:

“I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions.”

Also- if you can get any of our neighbors on Bella Vista or the side streets (like Jay Walker Ranch, or Joanne, or other folks you may know in the neighborhood), that will help cement the case.

I will gather these up and start pushing hard to get this special zone set up for us.

If you are interested, the person at the county that I am attempting to work with and who is being amenable is this person:

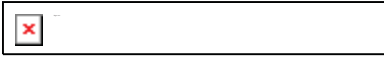
Mitra Mehta-Cooper, AICP
Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.
(951) 955 8514
(951) 955 0923 (Fax)
MMEHTA@rctlma.org

Thanks for your help.

-Russ

Russ Mann
CEO
(m) 951.491.5360
(o) 858.397.1522
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>

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From: Mehta-Cooper, Mitra
Sent: Monday, January 30, 2012 1:41 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: One more: Bella Vista Equestrian Zone petition

FYI

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

From: Russ Mann [<mailto:RMann@covario.com>]
Sent: Tuesday, January 10, 2012 2:11 PM
To: Mehta-Cooper, Mitra
Subject: One more: Bella Vista Equestrian Zone petition

Mitra:

Happy new year, did you receive my email and package?

Here is one more, an important one as these folks are at the Monte De Oro end of Bella Vista and have a big horse setup.

Thanks.

Russ

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

From: Christine [<mailto:gibadopt10@aol.com>]
Sent: Tuesday, January 10, 2012 11:52 AM
To: Russ Mann
Subject: Re: PLEASE REPLY: Bella Vista Equestrian Zone petition

Christine and Ricky GIBSON 39755 Beaujolais ct Temecula 941 760-6550

Sent from my Verizon Wireless smartphone

Russ Mann <RMann@covario.com> wrote:

>Lisa and Ricky, you are the last two left, please email me back the following:

>

>

>* Your name

>

>* Your street address

>

>* Your phone number

>

>* I have your email

>

>* Just paste this in: "I would like to see a Bella Vista Equestrian Zone created to zone all properties with Bella Vista frontage and its side streets to have the same rights and privileges as the proposed Equestrian Zone area, including but not limited to the ability to keep 5 animals per acre (not including offspring meant for sale), to operate commercial boarding facilities, to have 4H/FFA project animals, and all other similar zoning permissions."

>
>

From: [Russ Mann](#)
To: [Rush, Adam](#); [Mehta-Cooper, Mitra](#); [Mares, David](#)
Cc: [Lee, Josh](#); [Nanthavongdouangsy, Phayvanh](#)
Subject: RE: Update on MANN property zoning questions
Date: Wednesday, October 12, 2011 2:01:53 PM

Mitra answered all my questions today, thanks.

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

From: Rush, Adam [<mailto:ARUSH@rctlma.org>]
Sent: Wednesday, October 12, 2011 1:58 PM
To: Mehta-Cooper, Mitra; Russ Mann; Mares, David
Cc: Lee, Josh; Nanthavongdouangsy, Phayvanh
Subject: RE: Update on MANN property zoning questions

Mitra,

I am available at my desk until 3pm and after 3:30

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

From: Mehta-Cooper, Mitra
Sent: Wednesday, October 12, 2011 9:42 AM
To: 'Russ Mann'; Rush, Adam; Mares, David
Cc: Lee, Josh; Nanthavongdouangsy, Phayvanh
Subject: RE: Update on MANN property zoning questions

Good morning Russ:

Would it be possible to speak to you sometimes today? I am available until my 4:00 PM meeting and discuss this and other e-mail with you.

Otherwise, I am available tomorrow between 10.30-2:00 as well. Please propose a time and I will block it on my calendar.

Mitra

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

From: Russ Mann [<mailto:RMann@covario.com>]
Sent: Friday, October 07, 2011 2:50 PM
To: Rush, Adam; Mares, David
Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: Update on MANN property zoning questions

Adam, Mitra, et al:

Adam:

Thanks for providing the link to the "standard change of zone plan" application in your last correspondence.

I am hiring a real estate/zoning attorney to help me complete it appropriately and to hopefully expedite this process.

Are there any particular firms or attorneys you recommend that are in good standing with the county to help this happen.

It is curious as to why a change of zone for a single property takes 4-6 months- can you explain what all has to happen that takes so long?

Mitra:

I am still very concerned about the overall Wine Country Community Plan for my area and how it seems to be being railroaded through by Dan Stephenson, Bill Wilson and other interested parties.

It is also concerning that folks up in Riverside who may not have as much background in rural/agricultural lifestyles don't seem to have taken a close look at the "interior" of Wine Country- so again, I would reiterate that you are cordially invited for a behind-the-scenes tour with me. Next week is wide open for me- do you have any days you are in Temecula that we could meet and I could show you around.

Finally, can you please let me know what are the upcoming public dates to be aware of to discuss this, as well as the dates of closed-door sessions that the public may not be invited to, but has a right to be informed about.

Thanks so much.

-Russ

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

From: Rush, Adam [<mailto:ARUSH@rctlma.org>]

Sent: Tuesday, September 27, 2011 10:47 PM

To: Russ Mann

Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh

Subject: RE: questions on the Temecula Wine Country zoning

Dear Mr. Mann,

Thank you for your candor and practical application of your property. Your comments are definitely insightful. In order to effectively advise you on how to process a zone change application it would be very helpful to be able to take a look at your property via an APN or address.

A zone change application is definitely a possibility and I would like to take the opportunity to review the specifics regarding your property and I can provide more specifics on the process.

Please let me know if there are any additional questions.

Sincerely,

Adam B. Rush, Principal Planner
Riverside County Planning Department
Riverside CAC
4080 Lemon Street, 9th Floor
Riverside, CA 92501
Phone: (951) 955-6646
Cell Phone: (951) 833-0878
Fax: (951) 955-1811

From: Russ Mann [RMann@covario.com]

Sent: Tuesday, September 27, 2011 6:23 PM

To: Rush, Adam

Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh; Russ Mann

Subject: RE: questions on the Temecula Wine Country zoning

Thanks Adam.

My issue is that my property is zoned R-R for land use and R-A5 for zoning purposes. I would assume that means I am limited to 2 animals/acre, whereas when I moved here I thought I had 5 animals/acre plus the 3X that for sheep and goats.

I am not sure if any of you are animal people, but for someone who wants to run a small private boarding facility, or even an amateur roper, cutter, or small livestock hobby rancher, 2 animals/acre is not sufficient.

We currently have 5 acres with 3 horses and 12 goats, which means I am already out of compliance, and I cant even use all the stalls and paddocks I have on my property, nor can anyone even see my animals from the street.

At one point, we were boarding 8 horses, owned 3 of our own, and had 50 breeding goats. The place was still immaculate, very efficiently used. It would have been in compliance under the R-R rules, with room to spare, but not under R-A5, and we were cited.

So I want to know how to get my property zoned as R-R, permanently, for zoning purposes.

Can you please inform me how to do that? Do I hire a real estate attorney, do I put something in front of you, the planning commission, or what is the process?

If I know I have R-R permissions to run my private boarding and breeding operations, or to keep cattle for roping and cutting, then I will be much more able to support the overall plan.

Thanks for any advice.

-Russ

From: Rush, Adam [<mailto:ARUSH@rctlma.org>]
Sent: Tuesday, September 27, 2011 9:57 AM
To: Russ Mann
Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: RE: questions on the Temecula Wine Country zoning

Dear Mr. Mann,

Thank you for your email and for contacting the Riverside County Planning Department. I am the Project Manager for the Comprehensive Update to Ordinance No. 348 (the County's Land Use Ordinance). This project is moving along and we are expected to be at Planning Commission for public hearings by the end of the year.

This project has taken a comprehensive look at every zoning classification, which includes the Rural Residential (R-R) and Residential Agriculture (R-A) zone.

With respect to animal keeping uses in both the R-A and R-R zones, there is no intention to remove the authorization of any of these uses contained within these zones.

For your review and comment, I have attached the DRAFT public versions of the R-A and R-R zones. I believe you will find the particular uses of concern to be retained within these draft versions. In order to better understand these documents, please note that language in a Redline/Strikeout is being deleted, language in black is existing and being retained, and language in red and underlined is newly proposed language.

Please let me know if there are any additional questions or concerns.

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Adam Rush
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Riverside, CA 92504
Office: (951) 955-6646
Cell: (951) 833-0878
FAX: (951) 955-1811

arush@rctlma.org

From: Russ Mann [<mailto:RMann@covario.com>]
Sent: Monday, September 26, 2011 11:48 PM
To: Rush, Adam
Subject: questions on the Temecula Wine Country zoning

Adam:

I am a wine country area resident and was forwarded a document listing you as in charge of a major zoning re-write, especially as it relates to R-R and R-A zoning.

I have been in communication with Mitra on similar matters.

Can you please explain your role versus Mitra and who I should be talking to about my property which is somehow zoned both R-R and R-A5 and I want to make sure is zoned R-R for animal keeping purposes.

Thanks.

-Russ

Russ Mann
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(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>

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From: [Russ Mann](#)
To: [Rush, Adam](#); [Mares, David](#)
Cc: [Lee, Josh](#); [Mehta-Cooper, Mitra](#); [Nanthavongdouangsy, Phayvanh](#)
Subject: Update on MANN property zoning questions
Date: Friday, October 07, 2011 2:50:04 PM

Adam, Mitra, et al:

Adam:

Thanks for providing the link to the "standard change of zone plan" application in your last correspondence.

I am hiring a real estate/zoning attorney to help me complete it appropriately and to hopefully expedite this process.

Are there any particular firms or attorneys you recommend that are in good standing with the county to help this happen.

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Finally, can you please let me know what are the upcoming public dates to be aware of to discuss this, as well as the dates of closed-door sessions that the public may not be invited to, but has a right to be informed about.

Thanks so much.

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Russ Mann
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From: [Russ Mann](#)
To: [Rush, Adam](#)
Cc: [Lee, Josh](#); [Mehta-Cooper, Mitra](#); [Nanthavongdouangsy, Phayvanh](#)
Subject: RE: questions on the Temecula Wine Country zoning
Date: Wednesday, September 28, 2011 12:02:26 AM

Adam:

I greatly appreciate your consideration of my individual issues, when I know you have 200,000 residents of Temecula and over 2 million in Riverside County.

My confusion comes from the two maps off the Riverside TLMA GIS (below) where in one property I am R-R and in the next R-A5, with A-10 across the street and R-R down the road.

The APN and address are : - 941-150-024 39651 VIA CACHO TEMECULA, CA. 92592 .
Other info I pulled from the GIS is below.

I pulled a satellite picture of the property and showed you what could be done (the unused part), and what is currently being done (already out of compliance). 5 acres is a TON of room that one can do a lot with, without overcrowding.

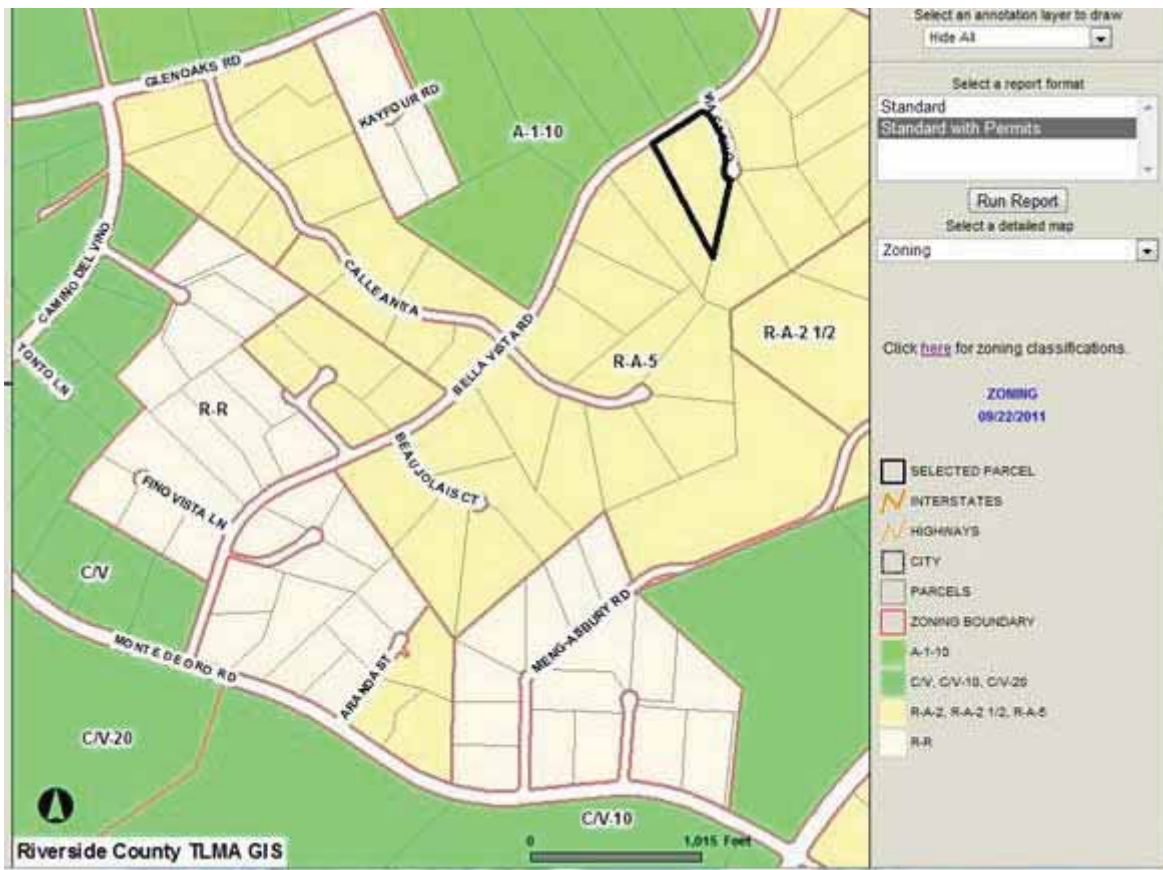
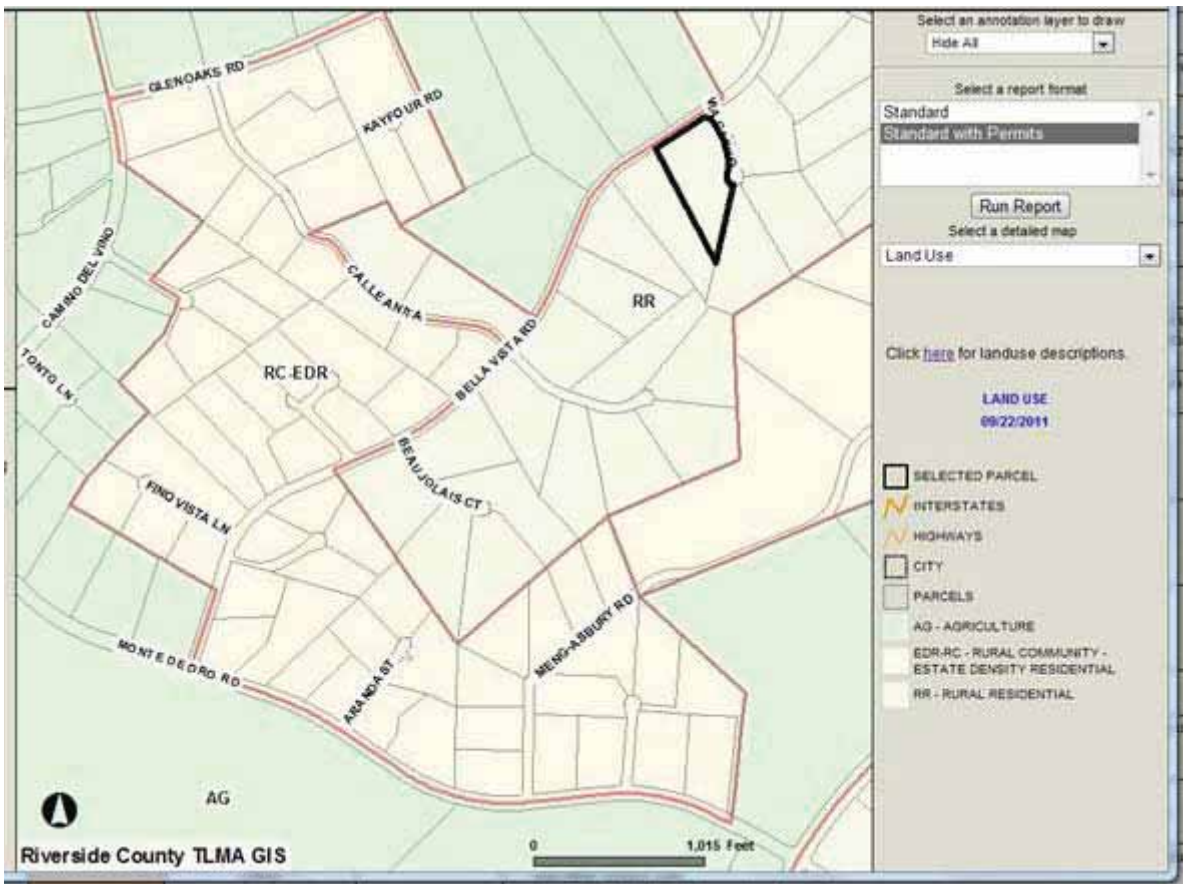
Perhaps of interest is our old website from when we offered boarding and breeding is here:
www.ranchopapagallo.com

And ironically, here's an article from the Press-Enterprise where my wife was lauded for being part of the "locally grown" movement, with our organic chicken eggs and goat breeding, and a picture of our old goat herd:
http://www.pe.com/localnews/inland/stories/PE_News_Local_D_food03.3f766d6.html

By the way, there are 26 goats in that picture using only about a quarter of an acre in the dry pasture that is hidden from street view- yet we would be considered out of compliance for that (as mentioned below, I have half as many goats on 5 acres yet am already "out of compliance" right now).

Thanks for your thoughts and interest.

-Russ





APN(s):

Click on the APN to display the Assessor's Map
[941-150-024-4](https://www.temecula.org/assessors-map)

OWNER NAME:

- NOT AVAILABLE ONLINE

ADDRESS:

- 941-150-024
 39651 VIA CACHO
 TEMECULA, CA. 92592

MAIL TO NAME/ADDRESS:

- 941-150-024
 - (SEE OWNER)
 - 39651 VIA CACHO
 - TEMECULA CA.. 92592

APN CAME FROM:

- 941-150-024
 - CAME FROM: 941-150-008

LOT SIZE:

- 941-150-024
 - RECORDED LOT SIZE IS: 4.61 ACRES

PROPERTY CHARACTERISTICS:

- 941-150-024
- WOOD FRAME, 3120 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(660 SQ. FT), CONST'D 1990, TILE ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

ELEVATION MIN/MAX:

- 1562/1585 FEET

LEGAL DESCRIPTION:

- APN: 941150024
- RECORDED BOOK/PAGE: [MB 115/24](#)
- SUBDIVISION NAME: TR 11743-1
- LOT/PARCEL: 16, BLOCK: NOT AVAILABLE, Por.
- TRACT NUMBER: 11743

BASE YEAR ASSESSMENT:

- 941-150-024
- BASE YEAR: 2003

TOWNSHIP/RANGE:

- T7SR1W SEC 19
- T7SR1W SEC 20

CEMETERY DISTRICTS:

- TEMECULA CEMETERY DISTRICT

CITY:

- UNINCORPORATED AREA

CITY SPHERE:

- NOT IN A CITY SPHERE

CITY ANNEXATION DATE:

- NO DATE

COMMUNITY:

- IN OR PARTIALLY WITHIN RANCHO CALIFORNIA. SEE MAP FOR MORE INFORMATION.

2001 SUPERVISORIAL DISTRICT:

- JEFF STONE, DISTRICT 3
- as established by County Ordinance 813, August 14, 2001

AREA PLAN:

- SOUTHWEST AREA

WESTERN MSHCP FEE AREA:

Click [here](#) for more information about Ordinance 810.

- IN OR PARTIALLY WITHIN THE WESTERN MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

COACHELLA VALLEY MSHCP AREA:

- NOT WITHIN THE COACHELLA VALLEY MSHCP AREA

WRCMSHCP AREAPLAN:

- NOT IN AN AREAPLAN

WRCMSHCP CELL GROUP:

- NOT IN A CELLGROUP

WRCMSHCP CELL NUMBER:

- NOT IN A CELL

IMPORTANT NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided for under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277.:

LANDUSE DESIGNATION:

Click [here](#) for general plan/landuse descriptions.

- RR

- CHECK MAP TO CONFIRM LANDUSE DESIGNATION
- FOR MORE INFORMATION ABOUT LANDUSE CODES, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING CODE(S) ORD. 348:

Click [here](#) for zoning descriptions.

- R-A-5

- CHECK MAP TO CONFIRM ZONING DESIGNATION
- FOR MORE INFORMATION ABOUT ZONING CODES, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING DISTRICT/AREA:

- RANCHO CALIFORNIA AREA

OUTDOOR BILLBOARDS:

- BILLBOARDS NOT PERMITTED BY ZONING

SPECIFIC PLAN:

- NOT WITHIN A SPECIFIC PLAN

NOTE: Non-mapped Policy Area issues may exist on this parcel. Please contact the Planning Department at (951)955-3200 for more information.

MAPPED POLICY AREAS:

- NONE

GENERAL PLAN POLICY OVERLAY:

- NOT IN A GENERAL PLAN POLICY OVERLAY AREA

DEVELOPMENT AGREEMENT #:

- NOT IN A DEVELOPMENT AGREEMENT AREA

REDEVELOPMENT AREAS:

- NOT IN A REDEVELOPMENT AREA

AGRICULTURE PRESERVE:

- NOT IN AN AGRICULTURE PRESERVE

AIRPORT INFLUENCE AREAS:

- NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES:

- NOT IN AN AIRPORT COMPATIBILITY ZONE

PLANNING CASE(S):

- CZ03361

DESCRIPTION: NOT AVAILABLE

APPLIED DATE: 07/08/1998

STATUS AS OF 08/17/2007: NOTINLMS

THE LINKS BELOW MAY NOT APPLY TO THIS CASE

[PLANNING CASE INFORMATION](#)

[PLANNING CASE CONDITIONS OF APPROVAL](#)

[ALL PERMITS AND ACTIVITIES](#)

DEV. IMP. FEE AREA ORD. 659:

Click [here](#) for more information about Ordinance 659.

- SOUTHWEST AREA

2000 CENSUS TRACT:

- 043203

1990 FARMLAND DESIGNATION:

- NOT A IN FARMLAND DESIGNATION

2000 CENSUS DESIGNATION:

- CENSUS DESIGNATION REPORT IS NOT AVAILABLE

INDIAN TRIBAL LANDS:

- NOT IN A TRIBAL LAND

SCHOOL DISTRICT:

- [TEMECULA VALLEY UNIFIED](#)

ROAD & BRIDGE DISTRICT:

- NOT IN A DISTRICT

ROADBOOK PAGE:

- 130

* BOUNDARIES ARE APPROXIMATIONS. USE FOR REFERENCE ONLY. SURVEY INFORMATION MUST BE CONSULTED OR PREPARED TO ACCURATELY DETERMINE ANY RIGHT-OF-WAY BOUNDARY.

CETAP CORRIDORS:

- NOT IN A CETAP CORRIDOR.

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY ROADS:

- NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

EAST T.U.M.F. ORD. 673:

Click [here](#) for more information about Ordinance 673.

- NOT WITHIN THE EASTERN TUMF FEE AREA

WEST T.U.M.F. ORD. 824:

Click [here](#) for more information about Ordinance 824.

- IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.

- SOUTHWEST

WATER DISTRICT:

- [EASTERN MUNICIPAL WATER DISTRICT \(EMWD\)](#)

FLOOD CONTROL DISTRICT:

- RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

FEMA FLOOD PLAIN:

- NOT IN A FLOOD ZONE

WATERSHED:

- SANTA MARGARITA

VEGETATION:

- NON-NATIVE GRASSLAND
- RESIDENTIAL/URBAN/EXOTIC
- RIVERSIDEAN SAGE SCRUB

SKR FEE AREA ORD. 663.10:

Click [here](#) for more information about Ordinance 663.

- IN OR PARTIALLY WITHIN A FEE AREA. SEE MAP FOR MORE INFORMATION.

FTL FEE AREA ORD. 457 & 460:

- NOT WITHIN A FEE AREA

FTL SAND SOURCE AREA:

- NOT IN A SAND SOURCE AREA

FTL PRESERVE:

- NOT INSIDE A FTL PRESERVE

HANS/ERP PROJECT:

- NONE

FAULT ZONE:

- NOT IN A FAULT ZONE

FAULTS:

- NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL:

- NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE:

- NOT IN A SUBSIDENCE AREA

HIGH FIRE AREA ORD. 787:

- NOT IN A HIGH FIRE AREA

LIGHTING ORD. 655:

Click [here](#) for more information about Ordinance 458.

- ZONE B, 15.68 MILES.

COUNTY SERVICE AREA:

- IN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE

BUILDING PERMIT(S):

-353612

ELECTRICAL METER SET & GAS TEST
APPLIED DATE: 02/01/1993
STATUS AS OF 08/17/2007: ISSUED

-353432

RENEWAL DWELL AND ATT GAR AIR490 R-3 R 2673 7484 DWELL490 R-3 WOOD 2673 135521
PRCH490 PR V-N 284 3663 PRIGR490 M-1 WOOD 900 16200
APPLIED DATE: 01/26/1993
STATUS AS OF 08/17/2007: APPLIED

-242929

RESIDENTIAL GRADING (ONE LOT)
APPLIED DATE: 07/17/1989
STATUS AS OF 08/17/2007: ISSUED

-241543

DWELL AND ATT GAR DWELLY R-3 WOOD 2673 73775 PRIGRY M-1 WOOD 900 8190 PRCHY1
PR V-N 284 1505 AIRY1 R-3 R 2673 6415
APPLIED DATE: 08/31/1989
STATUS AS OF 08/17/2007: FINALED

-BSP030852

RESIDENTIAL POOL AND SPA W/HEATER
APPLIED DATE: 07/09/2003
STATUS AS OF 08/17/2007: FINAL

THE LINKS BELOW MAY NOT APPLY TO THIS CASE

[BUILDING PERMIT INFORMATION](#)

[INFO FOR ASSESSOR'S OFFICE](#)

[INSPECTION HISTORY](#)

[CONDITIONS OF APPROVAL](#)

[PLAN CHECK STATUS](#)

[FEE INFORMATION](#)

[BUILDING PERMIT VALUATIONS](#)

ENVIRON. HEALTH CASE(S):

- EHS033076

DESCRIPTION: NOT AVAILABLE
APPLIED DATE: 07/09/2003
STATUS AS OF 08/17/2007: APPLIED

TAX RATE AREA:

- 094-147

TAX ASSESSMENT DISTRICTS:

- 094-147

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 149
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND

- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I

RCA AQUISITIONS/GAINS:

- NOT IN A RCA AQUISITIONS/GAINS AREA

RCA AGRICULTURAL OPERATIONS:

- NOT IN A RCA AGRICULTURAL OPERATIONS AREA

PUBLIC/QUASI PUBLIC CONSERVED LANDS:

- NOT IN PUBLIC/QUASI PUBLIC CONSERVED AREA

PROJECT LOSSES:

- NOT IN A PROJECT LOSS AREA

RCA CONSERVED LANDS:

- NOT IN A CONSERVED AREA

AREAPLAN SUBUNIT:

- NOT IN AN AREAPLAN SUBUNIT

ROUGHSTEP UNIT:

- 6

SURFACE MINES:

- NO SURFACE MINES

PALEONTOLOGICAL SENSITIVITY:

- HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

COMMUNITY FACILITY DISTRICTS:

- NAME: NOT IN A COMMUNITY FACILITY DISTRICT
- DISTRICT NUMBER: NOT AVAILABLE

SPECIAL NOTES:

- NO SPECIAL NOTES

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

From: Rush, Adam [mailto:ARUSH@rctlma.org]

Sent: Tuesday, September 27, 2011 10:47 PM

To: Russ Mann
Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: RE: questions on the Temecula Wine Country zoning

Dear Mr. Mann,

Thank you for your candor and practical application of your property. Your comments are definitely insightful. In order to effectively advise you on how to process a zone change application it would be very helpful to be able to take a look at your property via an APN or address.

A zone change application is definitely a possibility and I would like to take the opportunity to review the specifics regarding your property and I can provide more specifics on the process.

Please let me know if there are any additional questions.

Sincerely,

Adam B. Rush, Principal Planner
Riverside County Planning Department
Riverside CAC
4080 Lemon Street, 9th Floor
Riverside, CA 92501
Phone: (951) 955-6646
Cell Phone: (951) 833-0878
Fax: (951) 955-1811

From: Russ Mann [RMann@covario.com]
Sent: Tuesday, September 27, 2011 6:23 PM
To: Rush, Adam
Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh; Russ Mann
Subject: RE: questions on the Temecula Wine Country zoning

Thanks Adam.

My issue is that my property is zoned R-R for land use and R-A5 for zoning purposes. I would assume that means I am limited to 2 animals/acre, whereas when I moved here I thought I had 5 animals/acre plus the 3X that for sheep and goats.

I am not sure if any of you are animal people, but for someone who wants to run a small private boarding facility, or even an amateur roper, cutter, or small livestock hobby rancher, 2 animals/acre is not sufficient.

We currently have 5 acres with 3 horses and 12 goats, which means I am already out of compliance, and I cant even use all the stalls and paddocks I have on my property, nor can anyone even see my animals from the street. At one point, we were boarding 8 horses, owned 3 of our own, and had 50 breeding goats. The place was still immaculate, very efficiently used.

It would have been in compliance under the R-R rules, with room to spare, but not under R-A5, and we were cited.

So I want to know how to get my property zoned as R-R, permanently, for zoning purposes.

Can you please inform me how to do that? Do I hire a real estate attorney, do I put something in front of you, the planning commission, or what is the process?

If I know I have R-R permissions to run my private boarding and breeding operations, or to keep cattle for roping and cutting, then I will be much more able to support the overall plan.

Thanks for any advice.

-Russ

From: Rush, Adam [mailto:ARUSH@rctlma.org]
Sent: Tuesday, September 27, 2011 9:57 AM
To: Russ Mann
Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: RE: questions on the Temecula Wine Country zoning

Dear Mr. Mann,

Thank you for your email and for contacting the Riverside County Planning Department. I am the Project Manager for the Comprehensive Update to Ordinance No. 348 (the County's Land Use Ordinance). This project is moving along and we are expected to be at Planning Commission for public hearings by the end of the year.

This project has taken a comprehensive look at every zoning classification, which includes the Rural Residential (R-R) and Residential Agriculture (R-A) zone.

With respect to animal keeping uses in both the R-A and R-R zones, there is no intention to remove the authorization of any of these uses contained within these zones.

For your review and comment, I have attached the DRAFT public versions of the R-A and R-R zones. I believe you will find the particular uses of concern to be retained within these draft versions. In order to better understand these documents, please note that language in a Redline/Strikeout is being deleted, language in black is existing and being retained, and language in red and underlined is newly proposed language.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam Rush
Principal Planner - Advance Planning
Riverside County CAC
4080 Lemon Street, 12th Floor
Riverside, CA 92504
Office: (951) 955-6646
Cell: (951) 833-0878
FAX: (951) 955-1811
arush@rctlma.org

From: Russ Mann [mailto:RMann@covario.com]
Sent: Monday, September 26, 2011 11:48 PM
To: Rush, Adam
Subject: questions on the Temecula Wine Country zoning

Adam:

I am a wine country area resident and was forwarded a document listing you as in charge of a major zoning re-write, especially as it relates to R-R and R-A zoning.

I have been in communication with Mitra on similar matters.

Can you please explain your role versus Mitra and who I should be talking to about my property which is somehow zoned both R-R and R-A5 and I want to make sure is zoned R-R for animal keeping purposes.

Thanks.

-Russ

Russ Mann
CEO
(m) 951.491.5360
(o) 858.397.1522
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>

=====

[logo-cov]

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San Diego, CA 92130
<http://www.covario.com><<http://www.covario.com/>>

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From: [Russ Mann](#)
To: [Rush, Adam](#)
Cc: [Lee, Josh](#); [Mehta-Cooper, Mitra](#); [Nanthavongdouangsy, Phayvanh](#); [Russ Mann](#)
Subject: RE: questions on the Temecula Wine Country zoning
Date: Tuesday, September 27, 2011 6:23:58 PM

Thanks Adam.

My issue is that my property is zoned R-R for land use and R-A5 for zoning purposes. I would assume that means I am limited to 2 animals/acre, whereas when I moved here I thought I had 5 animals/acre plus the 3X that for sheep and goats.

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Thanks for any advice.

-Russ

From: Rush, Adam [mailto:ARUSH@rctlma.org]
Sent: Tuesday, September 27, 2011 9:57 AM
To: Russ Mann
Cc: Lee, Josh; Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: RE: questions on the Temecula Wine Country zoning

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Please let me know if there are any additional questions or concerns.

Sincerely,

Adam Rush

Principal Planner - Advance Planning
Riverside County CAC
4080 Lemon Street, 12th Floor
Riverside, CA 92504
Office: (951) 955-6646
Cell: (951) 833-0878
FAX: (951) 955-1811
arush@rctlma.org

From: Russ Mann [mailto:RMann@covario.com]
Sent: Monday, September 26, 2011 11:48 PM
To: Rush, Adam
Subject: questions on the Temecula Wine Country zoning

Adam:

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I have been in communication with Mitra on similar matters.

Can you please explain your role versus Mitra and who I should be talking to about my property which is somehow zoned both R-R and R-A5 and I want to make sure is zoned R-R for animal keeping purposes.

Thanks.

-Russ

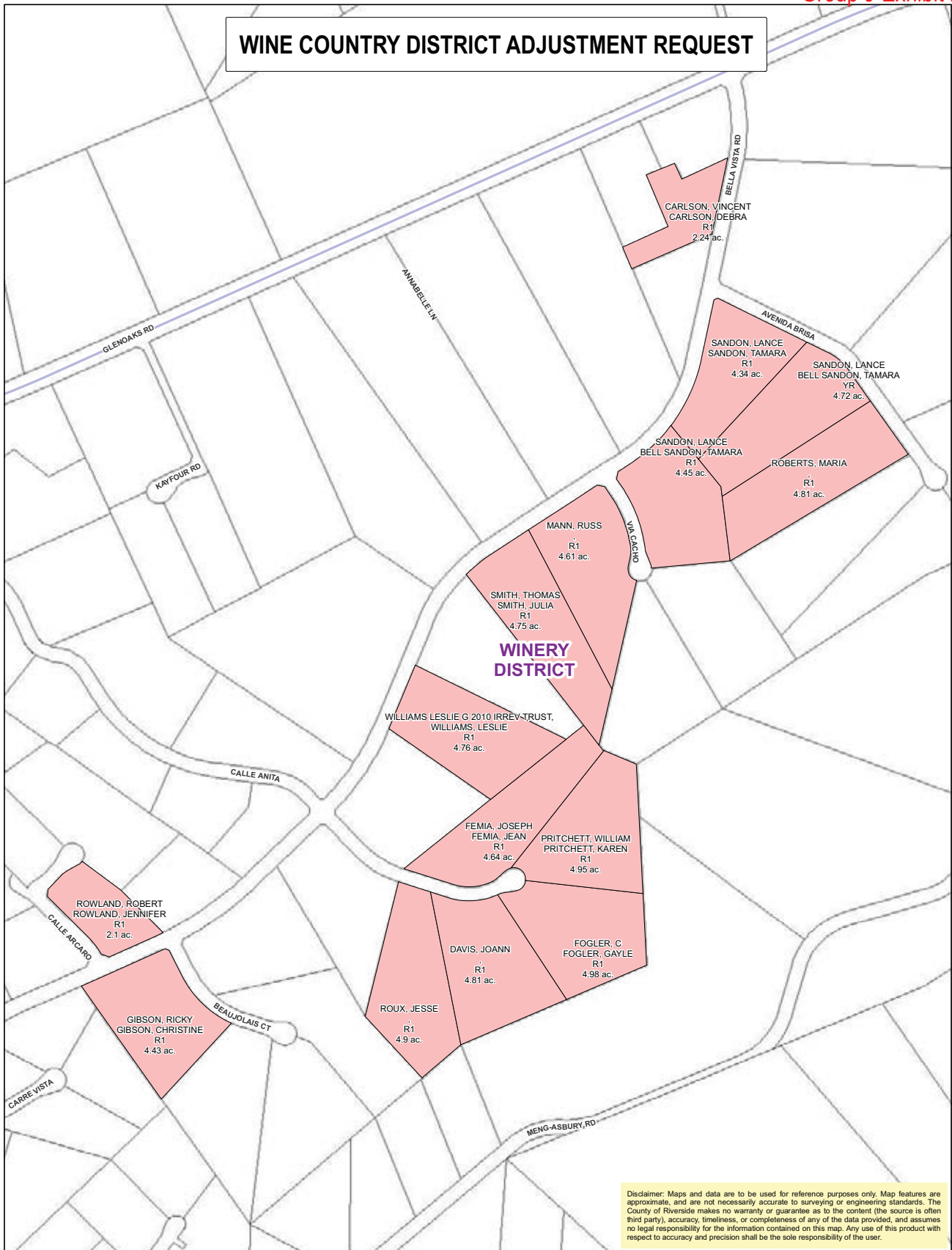
Russ Mann
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(m) 951.491.5360
(o) 858.397.1522
(tweet) @mktgmann
(linkedin) <http://www.linkedin.com/in/russellmann>



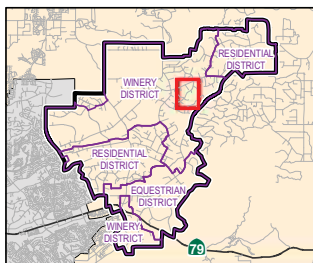
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WINE COUNTRY DISTRICT ADJUSTMENT REQUEST



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GROUP J

R1 - Single Family Residential
YR - Vacant Residential



0 0.1 0.2 Mile

- Adjustment Request: Group J Proposed Circulation Element
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

May 23 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: K

Request Date: 03/15/12

Name of Owner(s): Rueben Calixto Jr.

Current Proposed Wine Country District: Winery District

Request by Owner(s): Exclusion from the proposed Wine Country Policy Area and Winery District

APN(s): 943090017

Justification from Owner(s): Mr. Calixto is the owner of a 1.38 acre lot on the corner of Rancho California and Butterfield Stage Roads (see Group K-Exhibit A) and wishes to propose an Information Center for Wine Country.

Opportunities/Constraints: Current Land Use Designation: Agriculture within the Citrus Vineyard Rural Policy Area; Current Zoning Classification: C/V.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of "High Fire Area"; however, area is within "State Responsibility Area"
Fault Zone/Line	Out
Paleontological Sensitivity	In, "High A" sensitivity area
Subsidence	In
Liquefaction	Out
MSHCP	Out
Other	

Existing and Surrounding Uses: The parcel is currently vacant (see Group K-Exhibit B). The surrounding uses include single family residential, vacant, agriculture, wineries and a private school.

Staff Recommendation: This parcel is ideally situated for a Tourist Information Center or Park and Ride Facility at the entrance of the Temecula Valley Wine Country. The proposed Policy Area or zones do not allow for such uses. Therefore, staff recommends exclusion of the parcel from the proposed Policy Area and Winery District thereof.

8:07 AM5/23/2012 8:07 AM

From: Mehta-Cooper, Mitra
Sent: Tuesday, May 15, 2012 2:17 PM
To: Nanthavongdouangsy, Phayvanh
Cc: Early, Kristina
Subject: FW: REQUEST that (APN 943-090-028,previous Apn943-090-0170) be excluded from the Wine Country Plan

FYI

From: Jennifer Calixto [<mailto:rjcalixto@msn.com>]
Sent: Tuesday, May 15, 2012 2:00 PM
To: Mehta-Cooper, Mitra
Subject: REQUEST that (APN 943-090-028,previous Apn943-090-0170) be excluded from the Wine Country Plan

Good afternoon Mitra

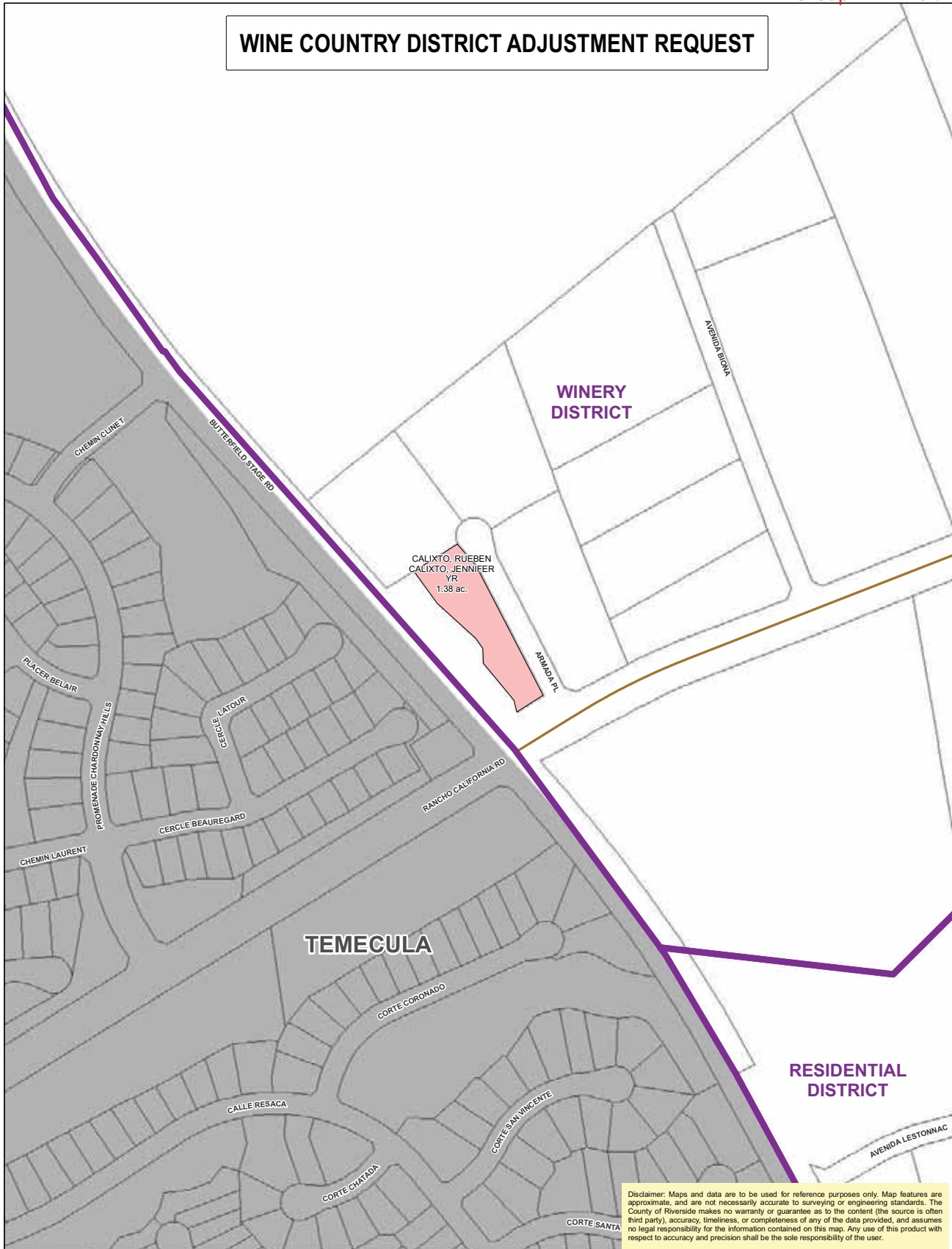
I am the owner of the 2+ acres property on the corner of Rancho California and Butterfield Stage Roads (APN 943-090-028,previous APN#943-090-017).

I am requesting that my property be left outside the boundary of the Wine Country Plan.

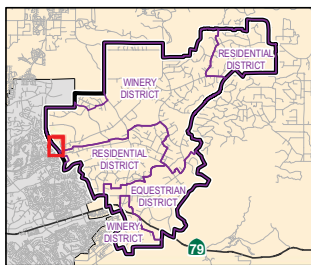
THANK YOU for your assistance in this matter.

Rueben Calixto Jr. (951 303-1020)

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

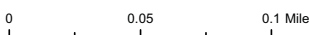


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GROUP K

YR - Vacant Residential



- Adjustment Request: Group K Proposed Circulation Element
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

May 23 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: L

Request Date: 09/08/11

Name of Owner(s): Steve Lassley (Representing various owners)

Current Proposed Wine Country District: Winery District

Request by Owner(s): Exclusion from the proposed Wine Country Policy Area and Winery District

APN(s): 943050018, 943050006, 943050007, 943050008, 943050009, 943140011

Justification from Owner(s): Mr. Lassley and his neighbors would like to subdivide their property into 2.5 acre lots in the future (see Group L- Exhibit A).

Opportunities/Constraints: Current Land Use Designation: Rural Community – Estate Density Residential; Current Zoning Classifications: R-A-5 and R-A-20.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of “High Fire Area”; however, the area is within a “State Responsibility Area”
Fault Zone/Line	Not in a fault zone but within a ½ mile of a fault zone
Paleontological Sensitivity	In, “High A” sensitivity area
Subsidence	In
Liquefaction	Moderate
MSHCP	Out
Other	

Existing and Surrounding Uses: Existing uses include vacant, agricultural residential, single family residential (see Group L-ExhibitB). The surrounding uses include single family residential, agriculture, and wineries.

Staff Recommendation: Currently, this group has Estate Density Residential land use designation, which would allow these land-owners to subdivide their properties into 2.5 acre parcels per their desire. Due to their location at the edge of the proposed Policy Area, staff recommends supporting exclusion from the proposed Wine Country Policy Area and Winery District thereof.

From: [Mehta-Cooper, Mitra](#)
To: [Nanthavongdouangsy, Phayvanh](#)
Subject: FW: Meeting recap
Date: Tuesday, April 17, 2012 1:13:06 PM
Attachments: [regardingWCCPfinal.docx](#)

FYI.

From: steve lassley [mailto:southridge8@msn.com]
Sent: Thursday, September 15, 2011 8:56 AM
To: Barnes, Olivia; Mehta-Cooper, Mitra; Irm@markhamdmg.com; Jon Epstein; Steve Lassley
Subject: Meeting recap

Good Morning,

Just a brief recap of our meeting and my thoughts.

Thank You for your time.

Steve Lassley

Regarding “Wine Country Community Plan”

Dear Board Members,

This is a recap of a meeting held with Mitra –Mehta Cooper, Riverside County Planning Department (Principal Planner) and Olivia Barnes (Riverside County Supervisor, Legislative Team Member). Also in attendance was Larry Markham (Markham Development Management Group), Shirley Lassley and myself. This meeting was only regarding the North side of Vista Del Monte Road in the proposed “WCCP” the “Plan”. I have always intended on splitting my property, but have waited until I could afford to do so. I have also always tried to be fiscally responsible, by not going too deep into debt. Neither us, nor any of our neighbors, knew of this plan. It was only upon our contacting Mr. Markham that we learned of it.

My home is currently on this property as well as 18 ½ acres of grapes. I built my house and planted this vineyard.

Going into this meeting I wanted to make my concerns clear about the adoption of this plan:

- Going forward with this plan would be financially catastrophic for my family as our future was based upon the concept that one day we would split the lot as needed
- We would no longer be a “Rural” community. This is why we built our home and raised our family here.
- Proximity to Roripaugh and the noise issues of wineries with events blasting down into that Roripaugh development alone should take this area out of the winery district. The labor involved for Code Enforcement and the Sheriff’s Department would be overwhelming.
- There are more than (24) lots of 5 acres or less on the North side of Vista Del Monte, many as small as 2 acres. Only (4) 20 acre parcels are in this area, one of which could never be developed into a winery.
- I believe this will be the 3rd/ zone change in the 13 years since I have owned the property. How can anyone make any financial plans for the future? I feel this is irresponsible of the county.
- Vista Del Monte is mostly a dirt road and the part that is paved is narrow and riddled with potholes. Event traffic on this road would be extremely dangerous.
- Water District issues. Any change to the road would be costly as there is run off that goes into a Santa Margarita River tributary.
- Septic Issues.

I believe the adoption of this plan constitutes an illegal, unlawful, taking of my property. I propose that the zoning be maintained as it is currently, Residential/Agricultural, with the only change being to reinstate it into the C/V area as it once was. It is the only thing that makes sense for this area.

Sincerely, Captain Steve Lassley

From: [Mehta-Cooper, Mitra](#)
To: [Nanthavongdouangsy, Phayvanh](#)
Subject: FW:
Date: Tuesday, April 17, 2012 1:15:33 PM

FYI

From: steve lassley [mailto:southridge8@msn.com]
Sent: Wednesday, September 07, 2011 7:48 AM
To: Barnes, Olivia; Mehta-Cooper, Mitra; lrm@markhamdmg.com
Subject:

Dear Olivia, Mitra and Larry,

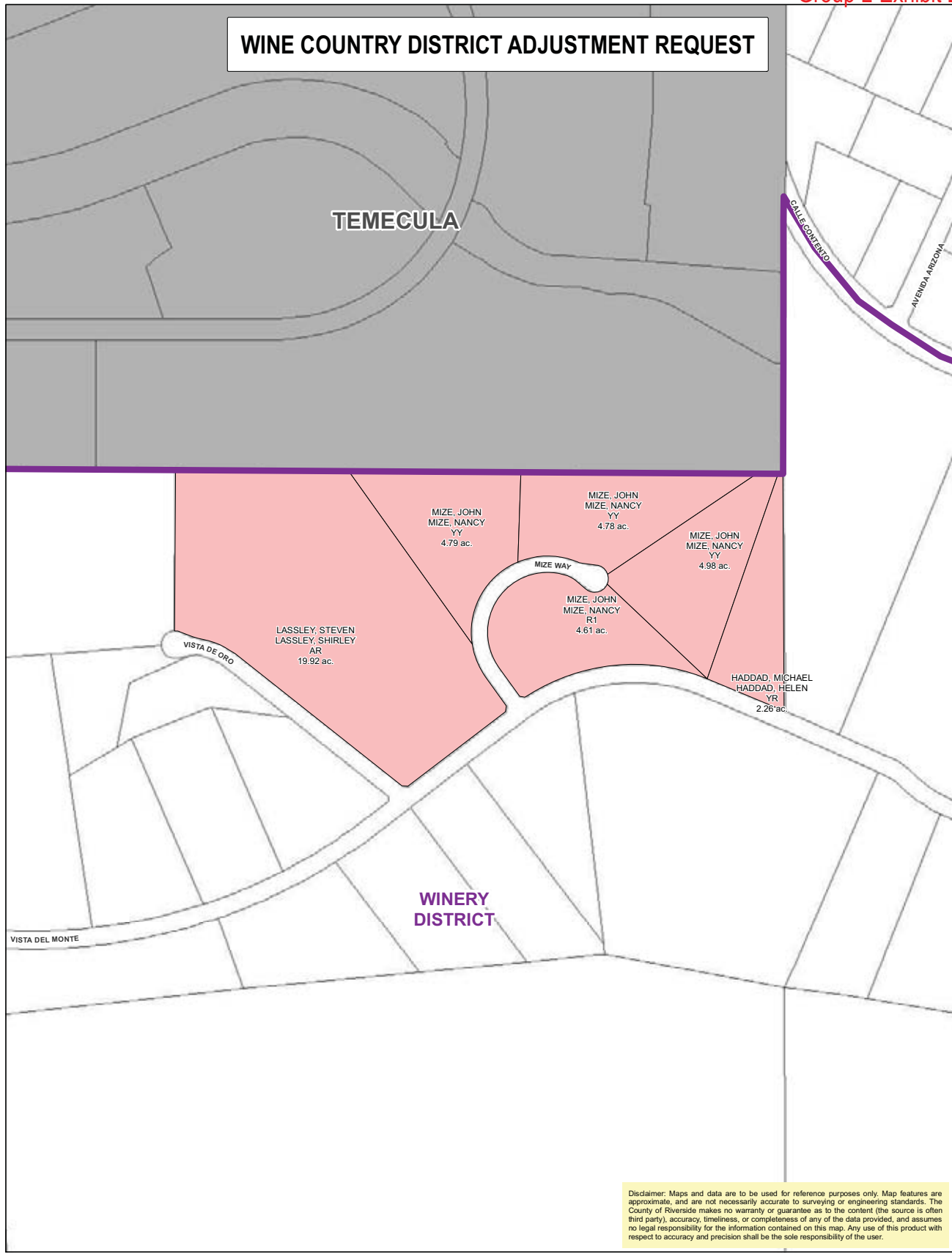
Thanks to all of you for taking time out of your busy schedules to meet with Shirley and I yesterday. It was a very insightful meeting.

We will send you copy's of the petitions as soon as we get them signed, probably later today.

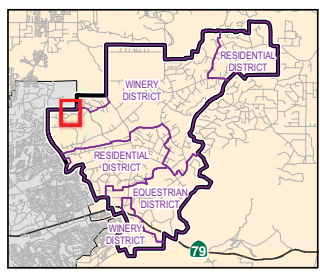
Thanks again.

Steve Lassley

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST

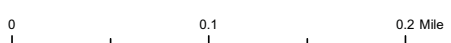


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GROUP L

- AR - Agricultural Residential
- R1 - Single Family Residential
- YR - Vacant Residential
- YY - Other Vacant



- Adjustment Request: Group L Proposed Circulation Element
- Wine Country Policy Areas
- Parcels
- Cities
- Waterbodies
- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)

May 23 2012
P. PKANG
COUNTY OF RIVERSIDE



Group: M

Request Date: 05/15/12

Name of Owner(s): Saba and Shirley Saba

Current Proposed Wine Country District: Winery District

Request by Owner(s): Inclusion in the Winery Country - Winery Existing Zoning Classification

APN(s): 943090019, 943090020, 943090021, 943090022

Justification from Owner(s): Mr. Saba would like to establish a winery with restaurant in the future. However, he is concerned that the proposed project increases the parcel sizes and he does not have 20 acres to do have these uses (see Group M-Exhibit A).

Opportunities/Constraints: Current Land Use Designation: Agriculture within the Citrus Vineyard Rural Policy Area; Current Zoning Classification: C/V. The proposed Winery District will allow Mr. Saba to have a Winery on 10 acres (which he owns); however, it would require 20 acres in order to have a restaurant.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of "High Fire Area"; however, the area is within the "State Responsibility Area"
Fault Zone/Line	Out
Paleontological Sensitivity	In," High A" sensitivity area
Subsidence	In
Liquefaction	Out
MSHCP	Out
Other	

Existing and Surrounding Uses: The existing use for this group is agricultural vineyard (see Group M-Exhibit B). Surrounding uses include single family residential, winery and a private school.

Staff Recommendation: The Community Plan adoption may restrict some of the existing wineries to expand their business operations as prescribed in the C/V Zone. Therefore, County staff has proposed the Wine Country – Winery Existing zone to allow expansion of these existing legal wineries according to their current requirements of C/V Zone. This group does not have an existing or legally approved winery, and therefore, it does not qualify to benefit from the Winery Existing zone. As a result, staff recommends denying this request to be included in the Wine Country – Winery Existing zone.

ME TO CONTACT YOU.

THANK YOU VERY MUCH.



SABA A. SABA
951-676-1602

WE OWN 13.5 AC ON RAUCH
CALIF RD. BY BUTTERFIELD
STAGE RD. EASTERN METRO
WITH THE COUNTY WANTS TO
PUT A LIFTING STATION FOR
A SEWER SYSTEM OF 100 FT X
100 FT. THE REGULATIONS
WILL NOT PERMIT ME TO PUT
A WINERY OR RESTAURANT,
BECAUSE OF SIZE. I WOULD
LIKE TO BE ALLOWED TO DO
THAT SINCE ALL WINERIES
ARE GOING TO BENEFIT.
LIKE GODFATHERS CLAUSE.
MR. GEORGE JOHNSON TOLD
ME

Saba Saba Property with Strawberry Farms



Selected parcel(s):

943-090-019 943-090-020 943-090-021 943-090-022

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

943-090-019-9
 943-090-020-9
 943-090-021-0
 943-090-022-1

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

-- ADDRESS NOT AVAILABLE

MAILING ADDRESS

943-090-019
 (SEE OWNER)
 41309 AVENIDA BIONA
 TEMECULA CA. 92591

943-090-020
 (SEE OWNER)
 41309 AVENIDA BIONA
 TEMECULA CA. 92591

943-090-021
 (SEE OWNER)
 41309 AVENIDA BIONA
 TEMECULA CA. 92591

943-090-022
 (SEE OWNER)
 41309 AVENIDA BIONA
 TEMECULA CA. 92591

LEGAL DESCRIPTION

APN: 943090019
 RECORDED BOOK/PAGE: PM 7777
 SUBDIVISION NAME: PM 12962
 LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
 TRACT NUMBER: NOT AVAILABLE

APN: 943090020
 RECORDED BOOK/PAGE: PM 7777
 SUBDIVISION NAME: PM 12962
 LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
 TRACT NUMBER: NOT AVAILABLE

APN: 943090021
 RECORDED BOOK/PAGE: PM 7777
 SUBDIVISION NAME: PM 12962
 LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
 TRACT NUMBER: NOT AVAILABLE

APN: 943090022
 RECORDED BOOK/PAGE: PM 7777
 SUBDIVISION NAME: PM 12962
 LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
 TRACT NUMBER: NOT AVAILABLE

LOT SIZE

943-090-019
 RECORDED LOT SIZE IS 1.76 ACRES

943-090-020
 RECORDED LOT SIZE IS 2.45 ACRES

943-090-021
 RECORDED LOT SIZE IS 2.45 ACRES

943-090-022
 RECORDED LOT SIZE IS 4.74 ACRES

PROPERTY CHARACTERISTICS

943-090-019
 NO PROPERTY DESCRIPTION AVAILABLE

943-090-020
 NO PROPERTY DESCRIPTION AVAILABLE

943-090-021
 NO PROPERTY DESCRIPTION AVAILABLE

943-090-022
 NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 959 GRID: F3, F4

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 33

ELEVATION RANGE

1260/1360 FEET

PREVIOUS APN

943-090-019
943-090-005

943-090-020
943-090-006

943-090-021
943-090-007

943-090-022
943-090-008

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CITRUS VINEYARD RURAL POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

CV (CZ 5487)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
129

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED

COMMUNITIES

RANCHO CALIFORNIA

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 17.30 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043219

FARMLAND

OTHER LANDS
PRIME FARMLAND
STATEWIDE IMPORTANCE
UNIQUE FARMLAND

TAX RATE AREAS

094146
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 149
•CSA 152
•EASTERN MUN WATER IMP DIST B
•EASTERN MUNICIPAL WATER

- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES
NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
BIC091855	028179	COMPLETE
BIC110635	028179	COMPLETE
BXX070152	RE-ROOF EXISTING SFR	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

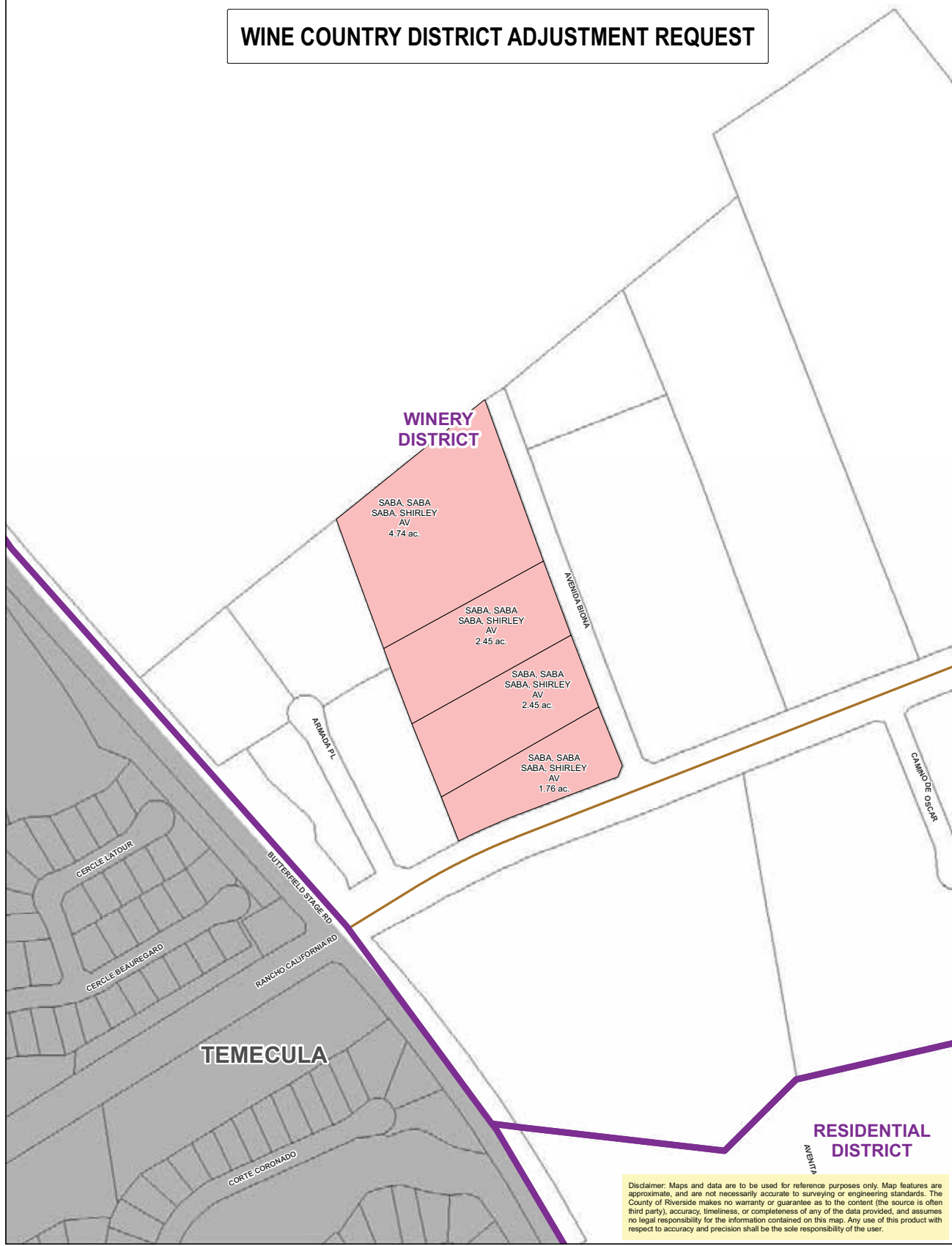
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

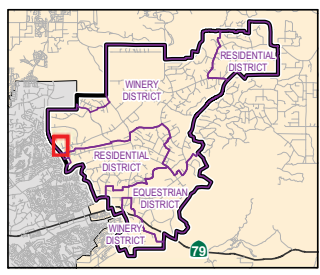
Case #	Description	Status
PP24475	FRUIT STAND	APPROVED

REPORT PRINTED ON...Tue May 15 16:44:08 2012
Version 120405

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST



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GROUP M
AV - Agricultural Vineyard

0 0.05 0.1 Mile

- | | |
|-----------------------------|------------------------------|
| Adjustment Request: Group M | Proposed Circulation Element |
| Wine Country Policy Areas | Freeway |
| Parcels | Expressway (220' ROW) |
| Cities | Urban Arterial (152' ROW) |
| Waterbodies | Arterial (128' ROW) |
| | Major (118' ROW) |
| | Mountain Arterial (110' ROW) |
| | Secondary (100' ROW) |
| | Collector (74' ROW) |

May 24 2012
 P. PKANG
 COUNTY OF RIVERSIDE



\\riverside\gis\workspace\gispkg\Map\GroupM\GroupM_011212.mxd

Group: N

Request Date: 05/23/2012

Name of Owner(s): Stephen Corona

Current Proposed Wine Country District: Winery District

Request by Owner(s): Exclusion from Wine Country Community Plan (Group N-Exhibit A)

APN(s): 941160003-007; 965410001, 965420001-003, 965430001-003

Justification from Owner(s): Mr. Corona is concerned that the Community Plan adoption will result in down-zoning of his property along Arroyo Seco Road. Please note that the parcels along Highway 79 (APNs - 965410001, 965420001-003, 965430001-003) are not within the proposed Community Plan boundary, thus are not evaluated below.

Opportunities/Constraints: Current Land Use Designation: Rural Community – Estate Density Residential; Current Zoning Classification: R-A.

Environmental Consideration	In/Out
Flood Zone	Out
High Fire Area	Out of "High Fire Area"; however, the area is within "State Responsibility Area"
Fault line	Out of Fault Zone, within 1/2 mile of a fault
Paleontological Sensitivity	In, "High A" sensitivity area
Subsidence	Out
Liquefaction	Out
MSHCP	Out
Other	

Existing and Surrounding Uses: The existing use on Mr. Corona's parcels is agriculture (Group N-Exhibit B). The existing uses of surrounding parcels include vacant lands, single family residential and wineries.

Recommendation: This group is surrounded by several existing wineries. Per this request, should the County allow smaller lot residential subdivisions for this group, it may result in creating future land use conflicts in and around this group. Therefore, this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the proposed Policy Area or Winery District thereof.

May 23, 2012

RECEIVED
MAY 30 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

County of Riverside
Transportation and Land Management Agency
Planning Department
4080 Lemon St., 9th Floor
Riverside, Ca. 92502

Dear Ms. Mehte-Cooper:

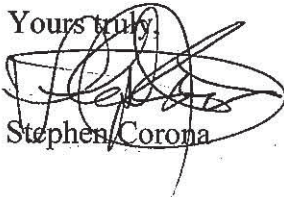
I am requesting clarification on the proposed General Plan in regard to Wine Country. I have attempted to get some information from the maps that you have on the internet and do not want to jump to any conclusions until I hear from you.

We have two properties which have been included in the boundaries of "Wine Country". 165 acres on the corner of Temecula Parkway and Butterfield Stage Rd. and the other which you are familiar with, 112 acres on Arroyo Seco off of DePortola Rd, in Temecula.

The property on Temecula Parkway and Butterfield Stage Rd. allows 2 – 5 dwellings per acre on the General Plan Designation. As well, we wish to retain the present zoning on the 112 acres on Arroyo Seco at 2 ½ and 5 acres. This was changed through the proper public hearing process in 1982 and your proposal amounts to a downzoning of our property. We do not want these parcels to be changed and had expressed our wishes at the onset of "Wine Country" and want to retain the present zoning on both properties. If the upcoming "Wine Country" plans call for anything else, we would appreciate that you notify us as soon as possible.

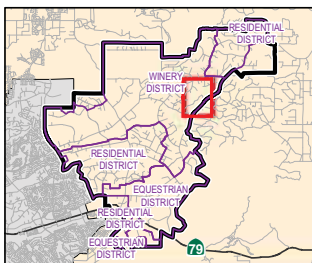
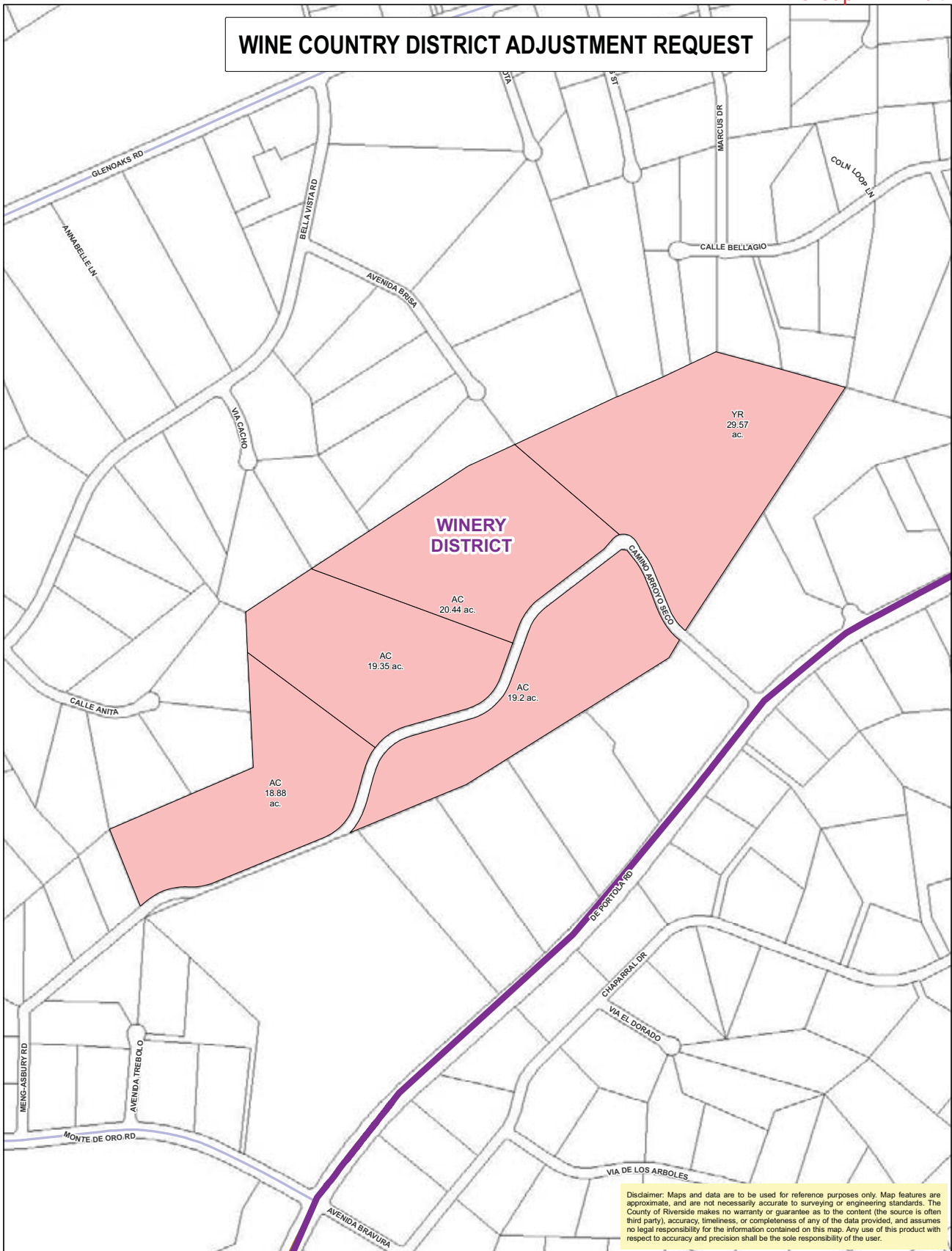
I look forward to hearing from you, or you can call me at (909)208-7847.

Yours truly,



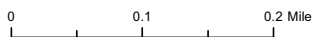
Stephen Corona

WINE COUNTRY DISTRICT ADJUSTMENT REQUEST



GROUP N

AC - Agricultural Citrus Grove
YR - Vacant Residential



- | | | |
|-----------------------------|------------------------------|---------------------------|
| Adjustment Request: Group N | Wine Country Policy Areas | Freeway |
| Parcels | Expressway (220' ROW) | Urban Arterial (152' ROW) |
| Cities | Arterial (128' ROW) | Major (118' ROW) |
| Waterbodies | Mountain Arterial (110' ROW) | Secondary (100' ROW) |
| | Collector (74' ROW) | |

June 21 2012
P. PKANG
COUNTY OF RIVERSIDE

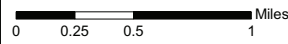


**COUNTY
PREFERRED
WINE COUNTRY
BOUNDARY
MODIFICATION**

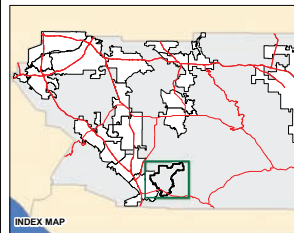
**WINE COUNTRY
COMMUNITY PLAN**

DRAFT

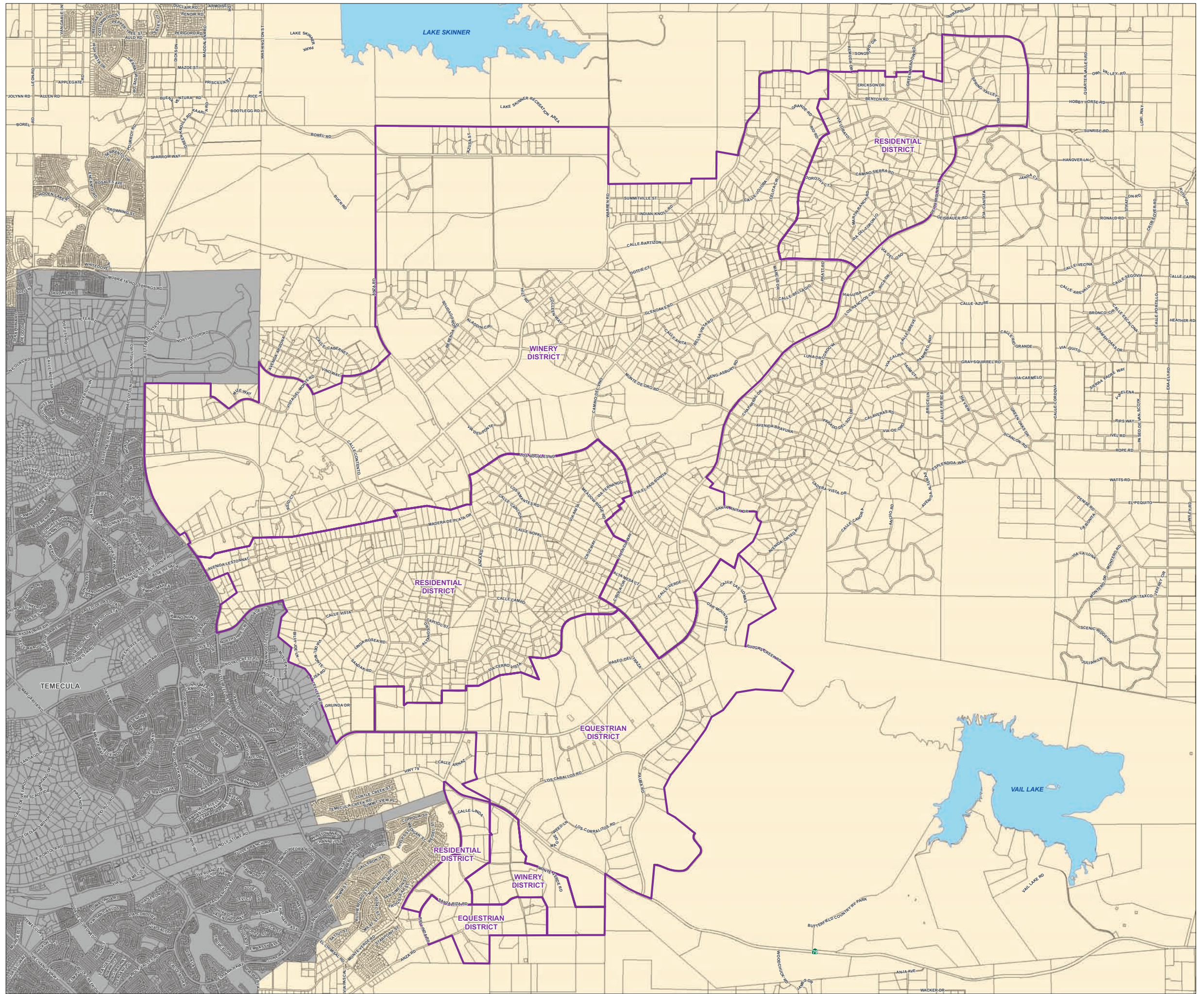
-  WINE COUNTRY DISTRICTS
-  CITIES
-  PARCELS
-  WATERBODIES



June 26 2012
J. CLARK/UPDATES BY P. PKANG
COUNTY OF RIVERSIDE



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COUNTY OF RIVERSIDE

PROPOSED WINE COUNTRY COMMUNITY PLAN – ADVISORY COMMITTEE CONSENSUS PAPER

Supervisor Stone assembled an ad-hoc Advisory Committee in 2009 to assist County staff in the development of the Wine Country Community Plan. The Advisory Committee is composed of a diverse group of nineteen (19) members that represent winegrower, equestrian, residential and environmental interests. Over the last three years, the Advisory Committee has discussed various issues and offers the following recommendations for consideration by the Planning Commission and Board of Supervisors.

History of the Advisory Committee:

An ad-hoc group was established in early 2009 to receive community input on the various matters that were being addressed by the Project. The original ad-hoc group was composed of 6 members – 4 representatives of the Winegrowers’ Association, 1 winery developer, and 1 wine country expert. Staff conducted approximately 4 meetings with this group to help define a scope for this Project. As a part of this process, a Vision 20-20 survey was conducted; a mission statement for the Project was developed; and Project objectives were established.

As the ad-hoc group worked with County staff in defining a Project boundary, it was apparent that the group needed to reach out to equestrian community within the Valle de los Caballos region. In September 2009, some of the ad-hoc group members, as well as County staff, attended a town hall meeting for equestrian stakeholders to discuss the Project vision. Subsequently, in December 2009, the ad-hoc group was expanded into the ad-hoc “Wine Country Advisory Committee” and 6 equestrian representatives were added. At the same time, two “at-large” members were also added to the Committee to bring a neutral perspective to the planning process.

In February 2010, County staff conducted a tour of the region with the Advisory Committee and interested community members. During this tour, it was evident that a significant amount of existing and future residential enclaves were being impacted by the Project proposal. Subsequently, 2 area residents were added in April 2010, and 3 area residents got added in July 2010 to the Advisory Committee.

As a result of this evolution of the ad-hoc Advisory Committee over the course of a year, some of the following issues and their recommendations were discussed for the first time with the Committee as it existed at the time. Since July 2010, the Committee’s composition has not changed. Over the last two years, the Committee and community members have had adequate opportunities to rework issues and recommendations that were of specific concern to them.



#	Issue	Discussion Points	Advisory Committee Recommendation	Consensus
1	To expand “Wine Country” further beyond the existing Citrus Vineyard Policy Area	<ul style="list-style-type: none"> • Staff considered conservation lands, approved cases, current uses, parcel sizes, topography, existing General Plan designations, etc. to prepare a proposal for the expansion of Wine Country. • As a result, the current Citrus Vineyard Policy Area is proposed to expand from approx. 7,000 acres to 19,000 acres of the Wine Country Policy Area. This expanded region would allow additional areas for new wineries to materialize. • This proposal encompasses the Valle de los Caballos Policy Area. The Community Plan proposes an implementing zone for this “valley of horses”, which supports and promotes equestrian uses. • This proposal also encompasses existing residential enclaves and it creates a specialized district, where future residential subdivisions would be encouraged in seclusion from the commercial activity cores of the Policy Area. 	The Advisory Committee fully supported staff’s recommendation of creating three districts – Winery, Equestrian, and Residential. This approach will encourage harmonious coexistence among the three very diverse, but potentially symbiotic interest-groups.	Unanimous
2	To avoid making existing uses non-conforming upon the Plan adoption	<ul style="list-style-type: none"> • A consistency zoning effort (through applying proposed zones to all parcels) with this Community Plan would have created many non-conforming uses after the plan adoption. • Multiple uses currently exist within this region that are either legal non-conforming uses or “illegal uses” that were legal when established, but became illegal due to past consistency zoning efforts. • The Advisory Committee was committed to ensure that the Community Plan adoption would not make any existing uses non-conforming, and amortize them out in the future. 	The Advisory Committee fully supported staff’s recommendation of creating three districts within the General Plan Policy Area that dictate the consistency zoning on a parcel-by-parcel basis when a land use proposal is submitted in the future. This approach will allow the existing uses to continue operating under the current zones of the parcels.	Unanimous



COUNTY OF RIVERSIDE

PROPOSED WINE COUNTRY COMMUNITY PLAN – ADVISORY COMMITTEE CONSENSUS PAPER

3	To provide certainty during the implementation of the Wine Country Policy Area	<ul style="list-style-type: none"> • Currently, the Riverside County General Plan allows individual property owners to amend the Policy Areas on a quarterly basis. • As a result of multiple General Plan amendments, the vision, boundary and policies of the Citrus Vineyard and Valle de los Caballos Policy Areas have changed. • The County and its stakeholders have spent countless hours in the development of this Wine Country Policy Area proposal. • The Advisory Committee strongly felt that the Policy Area, upon its adoption, should not be subject to change by an individual project proponent. 	The Advisory Committee fully supported staff’s recommendation that would require amendments to this Policy Area either through a County-initiated process or through a “certainty system review cycle” (which occurs every 8 years). Furthermore, the Committee made the district boundary changes subject to the same requirement.	General support from the Committee; however, one winery representative preferred to allow property owner initiated quarterly amendments.
4	To authorize small-scale “Production Wineries” on less than 10 acres	<ul style="list-style-type: none"> • A few stakeholders strongly felt that small-scale wineries, that do not have tasting rooms or retail wine shops, should be authorized in the proposed Policy Area and its implementing zones. • The current Citrus/Vineyard Policy Area and C/V zone authorizes processing and packing of fruits with the following language: <i>“Vineyards; groves; equestrian 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 primarily in conjunction with an agricultural operation or an incidental commercial use”</i>... are permitted in the C/V Zone. • This language allows for wine production (without tasting rooms and retail wine shops) as an agricultural operation. 	The Advisory Committee fully supported staff’s recommendation to carry forward this language of the C/V zone into the proposed zones for the Wine Country Policy Area.	Unanimous
5	To authorize Cottage Inn (max. 5 rooms) and Cottage Industry in the Policy Area	<ul style="list-style-type: none"> • Wine Country residents are currently renting their homes, or rooms within their homes, for a short period of time. • Similarly, a lot of cottage industries are currently operating within private-homes of the Wine Country region. • The Advisory Committee worked diligently with County staff in drafting a definition for Cottage Inn and Cottage Industry to capture these existing uses. 	The Advisory Committee and community members fully supported staff’s recommendation to authorize these uses by right in all four implementing zones of this Policy Area.	Unanimous



6	<p>To modify implementing language concerning numbers of allowable animals in various Districts of the Policy Area</p>	<ul style="list-style-type: none"> • For the Equestrian District and implementing Equestrian zone, 5 animals per acre was an acceptable proposal. • For the Residential District and implementing Residential zone, a significant discussion occurred on whether to allow 5 or 2 animals per acre. • For the Winery District and implementing Winery and Winery Existing zones, due to anticipated high influx of tourist activities, staff proposed to reduce allowable number of animals for future uses to 2 animals per acre. • This proposal was received with complete support from the winegrowers; however, initially the equestrian and residential representatives were not supportive. • After realizing that this proposal would only impact new uses, and not any existing uses, zones, or their animal keeping rights, a general compromised was reached. 	<p>The Advisory Committee, after significant discussions, supported staff’s recommendation for:</p> <ol style="list-style-type: none"> 1. 5 animals per acre in the Equestrian District; and 2. 5 Animals per acre in the Residential District; and 3. 2 animals per acre in the Winery District. 	<p>General support from the Committee; however, one residential representative preferred to allow 5 animals per acre in the Winery District.</p>
7	<p>To create an integrated Trails Network that allow multi-purpose access to various destinations</p>	<ul style="list-style-type: none"> • The Southwest Area Plan (SWAP) of the General Plan currently encompasses a Trails Network within the non-motorized transportation network discussion. • However, it does not connect existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. • A Trails Sub-committee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region’s destination places and users’ needs. • One of the biggest challenges for this proposal was to find a compromise between equestrians, who prefer to ride on trails that are separated from the roads, and winery owners, who do not prefer equestrians riding through their winery operations. • The Advisory Committee reviewed the Trails Sub-committee’s recommendations on multiple occasions, and provided feedback to prepare an integrated trails network proposal. 	<p>The Advisory Committee, after multiple discussions, supported the Trails Sub-committee’s recommendations.</p>	<p>Unanimous</p>



8	To replace the Citrus/Vineyard Design Guidelines with the Temecula Valley Wine Country Design Guidelines	<ul style="list-style-type: none"> The current Citrus/Vineyard Design Guidelines provide valuable guidance for new developments regarding site design and planning as well as architecture within the Citrus/Vineyard Policy Area. These guidelines will need to be updated for the Temecula Valley Wine Country Policy Area to accommodate equestrian and residential interests. In addition, the Planning Commission and Board of Supervisors recently approved streetscape guidelines for Rancho California Road, and to a smaller degree, De Portola Road as recommended by the Advisory Committee. Those guidelines will need to be incorporated into the proposed Temecula Valley Wine Country Design Guidelines. 	Not applicable.	Not applicable.
9	Winery District – to further refine incidental commercial uses per parcel sizes	<ul style="list-style-type: none"> Most of the current land use conflicts within the Wine Country region are created when incidental commercial uses are established next to residential enclaves. The current C/V Zone allows incidental commercial uses – Special Occasion Facilities, Lodging Facilities and Restaurants – on 10 acres. All of these uses are difficult to accommodate on 10 acre parcels due to the 75% vineyard planting requirement. In addition, these current regulations have promoted subdivision of larger parcels into 10 acre parcels, which is threatening the existing rural character and vision of Wine Country. As a result, the Advisory Committee strongly suggested increasing parcel sizes for these incidental commercial uses. 	For new wineries, the Advisory Committee supported the following: <ol style="list-style-type: none"> Winery with Tasting Room and Retail Wine Shop on 10 acres; and Special Occasion Facilities, Lodging Facilities and Restaurants on 20 acres; and Resorts (with amphitheaters etc.) on 40 acres. 	Unanimous
10	Winery District – to allow existing wineries to continue operating per current regulations	<ul style="list-style-type: none"> Some of the existing winery owners have purchased 10-20 acre parcels for a winery and are operating their businesses under the current C/V Zone requirements. The Community Plan adoption may restrict some of their ability to expand their business operations as prescribed in the C/V Zone. Planning staff conducted an inventory of existing wineries to identify wineries that would be impacted by this proposal. The Advisory Committee recommended that staff work with County Counsel to develop an approach that would “Grandfather” in these existing wineries. 	For existing wineries on less than 20 acres, the Advisory Committee supported creation of a fourth implementing zone for the Winery District. This approach would allow the 28 existing wineries to expand per current regulations through utilization of the Wine Country – Winery Existing zone.	Unanimous



11	Winery District – to further regulate Special Occasion Facilities	<ul style="list-style-type: none"> • The Advisory Committee has spent significant time in discussing this controversial issue. • This is the most controversial use of this region due to potential concerns associated with noise and traffic impacts. • The current requirements of the C/V Zone are more permissive and do not have adequate enforceable standards for this use. • As a result, many code enforcement challenges, and subsequently, high levels of frustration among residents, are on-going in this community. • The majority of code complaints are generated as a result of noise created by amplified music from outdoor facilities. • The County has created a special code enforcement team that is addressing existing code violations over weekends and evenings. • The Advisory Committee has struggled to find a resolution regarding this matter. 	<p>The Advisory Committee agreed on the following compromise for the Special Occasion Facilities:</p> <ol style="list-style-type: none"> 1. Allowed with a winery only; and 2. 20 acre min for a special occasion facility with new wineries; and 3. 5 guests per acre; and 4. Noise study required with acoustical analysis for all outdoor facilities; and 5. Good Neighbor Agreement may be required; and 6. Amphitheaters allowed with Resorts on 40 acres min. 	<p>General support from the Committee; however, a couple of residential representatives preferred to restrict this use further and a few winery representative felt that 5 guests per acre was very restrictive.</p>
12	Winery District – to increase minimum acreage requirement for residential subdivision, to require clustering, and to require more planting	<ul style="list-style-type: none"> • Most of the future land use conflicts within the Wine Country region are anticipated from incidental commercial uses near residential subdivisions. • As a result of these land use conflicts between residential and commercial uses, future code enforcement challenges are also foreseeable. • The Advisory Committee expressed a strong desire to expand beyond staff’s initial proposal to require additional planting to avoid such future land use conflicts. 	<p>The Advisory Committee fully supported staff’s recommendation concerning residential subdivisions:</p> <ol style="list-style-type: none"> 1. 10 acre minimum; and 2. Clustering required; and 3. 75% planting or equestrian lands with clustering. 	<p>Unanimous</p>
13	Winery District – to allow golf courses within resorts	<ul style="list-style-type: none"> • Golf courses are currently allowed in the C/V Zone with 50% planting requirement and no minimum parcel size. • The Planning Department has not received any applications for this use at this time. • A few large land owners would prefer the option of developing a golf course within their resort in the future. • The Advisory Committee was fairly divided on this proposal due to its inconsistency with Wine Country vision, high water usage and oversupply of this use in the Southwestern Riverside County. 	<p>By a 9-4 vote, the Advisory Committee supported staff’s recommendation to allow golf courses with resort application. This proposal would allow staff to consider golf courses on a site specific project when an application is submitted.</p>	<p>General support from the Committee; however, a few of residential representatives were concerned about water usage of this use.</p>



COUNTY OF RIVERSIDE

PROPOSED WINE COUNTRY COMMUNITY PLAN – ADVISORY COMMITTEE CONSENSUS PAPER

14	Winery District – to consider timeshares within resorts	<ul style="list-style-type: none"> • Currently, timeshares are neither permitted nor prohibited in the C/V Zone. • For financing purposes, a few large land owners would like to have the option of providing timeshares within their resort establishments. • The Advisory Committee debated this issue on multiple occasions to determine their viability in Wine Country. 	The Advisory Committee supported staff’s recommendation to neither permit nor prohibit timeshares in the Winery District. This would allow staff to consider timeshares on a site specific project when an application is submitted.	General support from the Committee; however, a couple of representatives were concerned about this use.
15	Winery District – to allow olives to satisfy ten percent (10%) planting requirements	<ul style="list-style-type: none"> • Currently, the C/V Zone requires 75% grapevine planting with a winery and its incidental commercial uses. • Due to topography or other site specific constraints, some winery proponents have struggled to meet this requirement. • The Advisory Committee was sympathetic to these concerns, and directed staff to provide some flexibility in this planting requirement. 	The Advisory Committee supported staff’s recommendation to allow planting of olives to satisfy 10% of the planting requirement for grapevines.	General support from the Committee; however, a couple of residential representatives preferred grapevines only.
16	Winery District – proposal south of Hwy 79S.	<ul style="list-style-type: none"> • Currently, areas south of 79S are designated as 5 acres or larger land use designations in the General Plan. • This area has seen a flux of Foundation Amendment requests to change Rural, Agriculture, or Open Space foundation components to Community Development (5-8 DU/Ac). • The Advisory Committee has struggled to determine a future land use scenario within this area, since the property owners (within and surrounding this area) are fairly divided. • The City of Temecula, in a letter dated April 21, 2011 to Planning Director, has expressed their desire to maintain this region for rural preservation in the future. • The current proposal incorporates this area within the proposed Community Plan boundary and designates it as the Winery District. 	The Advisory Committee and staff have not prepared a recommendation on this proposal. Instead, have agreed that staff will provide multiple alternatives for consideration by the Planning Commission and Board of Supervisors.	Unanimous support for discussing this issue at Planning Commission.



COUNTY OF RIVERSIDE

PROPOSED WINE COUNTRY COMMUNITY PLAN – ADVISORY COMMITTEE CONSENSUS PAPER

17	Residential District – to prohibit small wineries (with tasting room and retail wine shop)	<ul style="list-style-type: none"> • Currently, R-R, A-1, and R-A zones are prominent within the proposed Residential Districts. These zones allow wineries and other commercial uses on ½ acre parcels. • The proposed Wine Country Policy Area and all four proposed implementing zones allow small wineries on 10 acres with 75% vineyard planting requirement. • Wine Country residents are very frustrated with noise generated from the Special Occasion Facilities. Traditionally, these facilities (and their negative impacts) are incidental uses to a winery. • Therefore, one residential representative has proposed to prohibit small wineries in the Wine Country – Residential District. 	During the first meeting, the Advisory Committee decided to support small wineries in the Residential District after a very brief discussion.	General support from the Committee; however, a couple of residential representatives preferred to prohibit wineries
18	Residential District – to increase minimum acreage requirement for residential subdivision, to require clustering, and to require more planting	<ul style="list-style-type: none"> • Currently, most of the areas proposed for the Residential District fall within the Rural Community Foundation Component (0.5-2 Ac min). • A few General Plan Amendments have been initiated, or are being processed, that would authorize residential subdivision with smaller parcel sizes. • To retain the rural character, the Advisory Committee strongly suggested requiring larger parcel sizes, clustering and mandatory planting requirements for the future residential subdivisions. 	The Advisory Committee fully supported staff’s recommendation concerning residential subdivisions: <ol style="list-style-type: none"> 1. 5 acre minimum; and 2. Clustering required; and 3. 75% planting or equestrian lands with clustering. 	Unanimous
19	Equestrian District – to create a comparable zone that promotes equestrian uses	<ul style="list-style-type: none"> • Currently, there are many commercial equestrian operations or establishments of various sizes in the Valle de los Caballos region. • Riverside County does not have an existing zone that supports and promotes equestrian activities. • Staff could not find any other jurisdiction in the nation that has adopted a comprehensive equestrian zone. • Therefore, the Advisory Committee struggled with staff in the development of an equestrian zone that supports and promotes these activities as well as encourages a consistent and comparable character as the winery region. 	The Advisory Committee, after many discussions, supported staff’s recommendation: <ol style="list-style-type: none"> 1. 10 acre minimum for incidental equestrian uses; and 2. Scaling of incidental uses per parcel sizes; and 3. 75% set-aside for equestrian land; and 4. Larger set-backs from major roads; and 5. Similar height standards. 	Unanimous



20	Equestrian District – to legalize existing commercial equestrian uses	<ul style="list-style-type: none"> • Currently, there are many commercial equestrian operations of various sizes in the Valle de los Caballos region. • Some of these uses were legally established in the 1960s and 1970s. • As a result of the adoption and application of R-R, R-A, and A-1 zones in the late 1970s, these uses became legal non-conforming uses with a 30-years amortization period. • In the 2000s, that 30-years amortization period ended for those commercial equestrian operations. • As a result, these equestrian activities became illegal uses, subject to code violation and enforcement. • The equestrian representatives of the Advisory Committee worked closely with staff in reaching a compromised agreement for these commercial equestrian uses. 	For the purely horse related equestrian uses (boarding, nursing and/or training), the Advisory Committee supported staff’s recommendation to authorize them by right, as long as those owners agree to adopt the Wine Country –Equestrian zone. For the human intensive equestrian uses (restaurants, polo grounds and/or petting zoos), the Committee agreed to authorize them through a Plot Plan or Conditional Use Permit process under the proposed Equestrian zone.	Unanimous
21	Equestrian District – to prohibit clustering with residential subdivision	<ul style="list-style-type: none"> • Currently, there is no requirement for clustering in the Valle de los Caballos Policy Area for residential subdivisions. • Over the last few years, the Citrus/Vineyard region has benefited from clustering of residential lots since it is an important tool to advance open/rural character. • Instead of allowing 5 acre or 10 acre parcels with no open space commitment, clustering option restricts the density yield of the residential subdivisions, while requiring large open space areas. • Due to their concern with smaller parcel sizes and higher density residential subdivisions, some of the equestrian stakeholders and representatives are not supportive of this concept. 	The Advisory Committee has agreed to support the wishes of the equestrian representatives by prohibiting clustering of residential lots in the Equestrian District and zone.	General support from the Committee; however, a couple of representatives preferred clustering for maintaining rural character of this region.



COUNTY OF RIVERSIDE

PROPOSED WINE COUNTRY COMMUNITY PLAN – ADVISORY COMMITTEE CONSENSUS PAPER

22	Equestrian District – to allow Special Occasion Facilities on 100 acre or larger parcels	<ul style="list-style-type: none"> • Some of the existing zones in the Valle de los Caballos Policy Area allow for an application of Special Occasion Facility. • In discussing this use in the Winery District, the equestrian representatives felt that some of the large owners in the Equestrian District should be offered that option as well. • However, these representatives were concerned with allowing the Special Occasion Facilities on 20 acre or larger parcels. • The Advisory Committee requested that this use be only considered on 100 acres minimum within the Equestrian District. • This proposal would only allow up to five properties eligible to apply for a Special Occasion Facility. 	The Advisory Committee unanimously supported authorizing the Special Occasion Facilities on 100 acres minimum with a Conditional Use Permit process under the proposed Equestrian zone.	General support from the Committee; however, one residential representative was concerned about noise and traffic generated from these uses.
23	Equestrian District – to prohibit Lodging Facilities (B&Bs, country-inns, hotels and resorts)	<ul style="list-style-type: none"> • Some of the existing zones in the Valle de los Caballos Policy Area allows for an application of Lodging Facility (hotel, motel). • In discussing this use in the Winery District, the equestrian representatives felt that some of the large owners in the Equestrian District may be offered that option as well. • However, these representatives were concerned about intensifying the Equestrian District areas in where it would necessitate a sewer extension into this rural community. • The Advisory Committee, upon the equestrian representatives’ request, considered both allowing and prohibiting lodging facilities. 	The Advisory Committee supported the equestrian representatives’ recommendation to prohibit Lodging Facilities within the Equestrian District.	Unanimous
24	To further refine Policy Area and District boundaries	<ul style="list-style-type: none"> • On multiple occasions, the Advisory Committee received requests from land owners to either annex or de-annex their properties into the Policy Area. • In addition, multiple requests were made to modify the proposed district boundaries within the Policy Area. • As a result, the Advisory Committee understands that further refinements to the Policy Area and district boundaries are foreseeable during the public hearing process. 	The Advisory Committee and staff have not prepared the final recommendation for this issue at this time. Instead, staff will provide a map for consideration by the Planning Commission and Board of Supervisors.	The Advisory Committee unanimously agreed to address these changes during the Planning Commission Hearing process.



25	<p>Relevant issues discussed, but are not a part of the Community Plan proposal</p>	<ul style="list-style-type: none"> • Hot Air Balloon Operations: On multiple occasions, the Advisory Committee debated regulating the hot air balloon operations through these land use documents. This use is heavily regulated through federal and state requirements. In addition, the Temecula Valley Balloon Association is recently established to ascertain some industry standards among the balloon operators at local level. Therefore, the Advisory Committee decided not to address this issue in this Community Plan process. • Off-Highway Vehicles (OHV): On multiple occasions, the Advisory Committee listened to the frustrations of area residents due to off-highway vehicle operations. However, this is a County-wide issue, which would require County-wide solutions. Therefore, the Committee decided not to address it in this Community Plan. • Noise Ordinance: Noise is an extensive code enforcement challenge, primarily due to the OHV operations and special occasion facilities. The Advisory Committee heard frustrating accounts of the Noise Ordinance violations from current winery owners and residents. As a result, the County has created a special code enforcement team that addresses existing code violations over weekends in this region. However, enforceability of the Noise Ordinance is a County-wide issue. The Planning Department is currently drafting a Noise Ordinance Amendment under a separate Ordinance Amendment process. • Road Name Changes: The winery representatives on the Advisory Committee were interested in changing names of a few major roads to reflect the Wine Country theme. On multiple occasions, this issue was discussed. In the end, the Committee decided that this is not a land use matter, and should be addressed outside the Community Plan process. 	Not applicable	Not applicable
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Greenhouse Gas Reduction Workbook





TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

TABLE OF CONTENTS

Chapter 1: Introduction 1
Purpose 1
How to use this Document 2

Chapter 2: Greenhouse Gases..... 3
Existing Conditions 3
Regulatory Discussion 4
 Federal Regulations..... 4
 State Regulations 6
 Regional Regulations..... 8
 Riverside Countywide Regulations..... 9

Chapter 3: Greenhouse Gas Emission Reduction Strategies for Wine Country 11
Temecula Valley Wine Country Community Plan EIR..... 11
 Thresholds..... 11
 Results of the GHG Study 12
Community Plan Level Emissions Reduction Strategies 13
Implementing Project Level Emissions Reduction Strategies 16
 Option Tables for Achieving GHG Reductions..... 16
 Other Mechanisms for Achieving GHG Reductions..... 17

Chapter 4: Informational Resources 20

Appendix A: Wine Country Option Tables - GHG Reduction Implementation Measures.....21



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Chapter 1: Introduction

Air is a common resource that is essential to the health of our communities. It embodies essential components that support global ecosystem, economy and social equity. Without stewardship, an overabundance of air pollutants will degrade air quality causing mild to severe health effects in humans and animals, lower visibility, loss of agricultural commodities, and property damage. The reduction of greenhouse gases emitted from combustion of fossil fuel and other activities is equally important as it is linked to global warming. Riverside County recognizes its role in addressing regional air quality issues and has made great strides in reducing its share of emissions. This document is designed specifically to provide guidance to project proponents within the Temecula Valley Wine Country Policy Area to further the County's progress in reducing Greenhouse Gas (GHG) Emissions.



Purpose

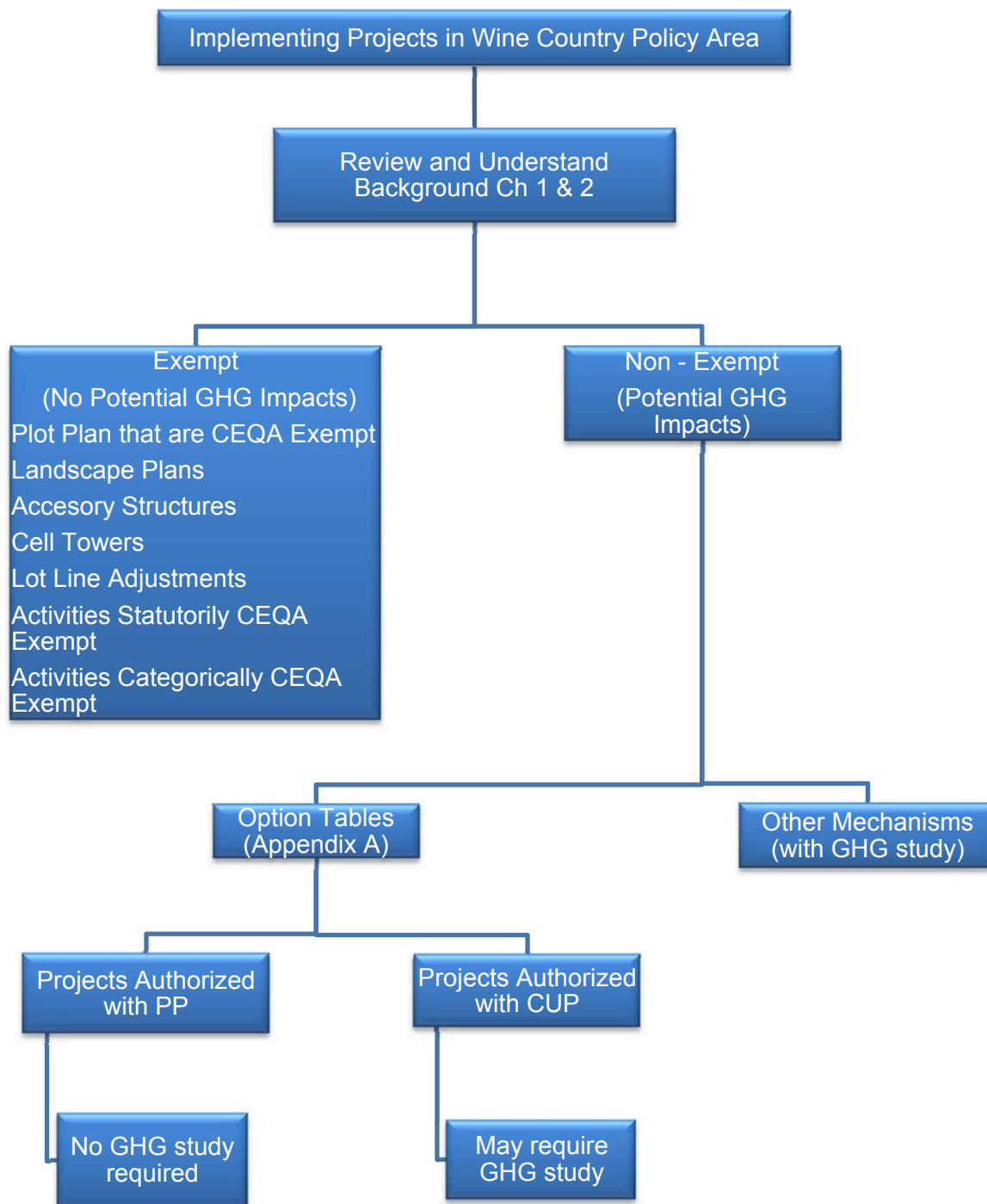
Riverside County has developed a Southwest Area Plan (SWAP) as an extension of the General Plan, which establishes policies for development and conservation within the entire unincorporated County. The purpose of this SWAP is to address the specific requirements of land uses in the Southwest region of the county with regard to long-term planning. Within the SWAP are policy areas, which take into account locales which have a special significance to residences in that part of the county. More specifically, the Temecula Valley Wine Country Policy Area of the SWAP seeks to address land uses specific to the region including wineries, equestrian, residential and other tourism related uses. Specific land use policies are contained in the Temecula Valley Wine Country Policy Area and are established to protect against land uses which are incompatible with existing uses and to allow for growth. Specific policies contained within the Policy Area address different topics including transportation, land use, population and employment, air quality and greenhouse gas emissions.

In order to ensure consistency with the General Plan and SWAP goals, the County has developed this workbook to provide guidance and streamline CEQA review for implementing projects within the Temecula Valley Wine Country Policy Area. This document serves to implement the greenhouse gas reduction policies and objectives of Riverside County.



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

How to use this Document*:



* Further details are available in Chapter 3. Nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or to adopt a statement of overriding consideration for a project due to its significant GHG impacts.



Chapter 2: Greenhouse Gases

Existing Conditions

The State of California recognized that anthropogenic (human-caused) greenhouse gas (GHG) emissions are contributing to changes in the global climate, and that such changes are having and will have adverse effects on the environment, the economy, and public health. These are cumulative effects of past, present, and future actions worldwide. While worldwide contributions of GHG emissions are expected to have widespread consequences, it is not possible to link particular changes to the environment of California or elsewhere to GHG emitted from a particular source or location. Thus, when considering a project's contribution to impacts from climate change, it is possible to examine the quantity of GHG emissions that would be emitted either directly from project sources or indirectly from other sources, such as production of electricity as a result of activities or land use development in the County. GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities, primarily through the combustion of fossil fuels. The State of California has been at the forefront of developing solutions to address global climate change and reduce anthropogenic GHG emissions.

State law defines GHG to include the following compounds: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆) (CEQA Guidelines, section 15364.5; Health and Safety Code, section 38505(g)). The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. Because GHGs have variable potencies, a common metric of carbon dioxide equivalents (CO₂e) is used to report their combined potency. The potency each GHG has in the atmosphere is measured as a combination of the volume of its emissions and its global warming potential (GWP)¹, and is expressed as a function of the potency with respect to the same mass of CO₂. Methane, for example has a GWP of 21, while nitrous oxide has a GWP of 310. Thus, by multiplying the amount in metric tons of each individual gas by the respective GWP, all GHGs can be reported in the common unit of metric tons² of CO₂e (MT CO₂e).

Due to the successful global bans on chloro fluorocarbons (primarily used as refrigerants, aerosol propellants and cleaning solvents), Riverside County does not generate significant emissions of these GHGs. The same has occurred for other synthesized gases such as hydrofluorocarbons (HFCs) and carbon tetrafluoride (CF₄) which have been banned and are no longer available on the market. Because of the ban, Riverside County will not generate additional emissions of these GHGs.

¹ The potential of a gas or aerosol to trap heat in the atmosphere.

² One metric ton (MT) equals 1,000 kilograms or 2,204 pounds. Note, one 'short ton' is 2,000 pounds.



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Regulatory Discussion

Federal Regulations

a. Global Climate Change Programs

The United States Environmental Protection Agency (USEPA) is responsible for implementing federal policy to address global climate change. The federal government administers a wide array of public-private partnerships to reduce GHG intensity generated by the United States. These programs focus on energy efficiency, renewable energy, methane and other non-CO2 gases, agricultural practices, and implementation of technologies to achieve GHG reductions. The USEPA implements several voluntary programs that substantially contribute to the reduction of GHG emissions including:

- The State Climate and Energy Partner Network that allows for the exchange of information between federal and state agencies regarding climate and energy,
- The Climate Leaders program for companies, the Energy Star labeling system for energy-efficient products, and
- The Green Power Partnership for organizations interested in buying green power.

All of these programs play a significant role in encouraging voluntary reductions from large corporations, consumers, industrial and commercial buildings, and many major industrial sectors.

In *Massachusetts v. Environmental Protection Agency* (Docket No. 05–1120), the U.S. Supreme Court held in April of 2007 that the USEPA has authority to regulate greenhouse gases, and the USEPA's reasons for not regulating this area did not fit the statutory requirements. As such, the U.S. Supreme Court ruled that the USEPA should be required to regulate CO2 and other greenhouse gases as pollutants under Section 202(a)(1) of the federal Clean Air Act (CAA).

The USEPA issued a Final Rule for mandatory reporting of GHG emissions in October of 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines, and requires annual reporting of emissions. The Final Rule was effective December 29, 2009, with data collection beginning January 1, 2010, and the first annual reports due in March 2011. This rule does not regulate the emission of GHGs; it only requires the monitoring and reporting of greenhouse gas emissions for those sources above certain thresholds (USEPA 2009). USEPA adopted a Final Endangerment Finding for the six defined GHGs on December 7, 2009. The Endangerment Finding is required before USEPA can regulate GHG emissions under Section 202(a)(1) of the CAA in fulfillment of the U.S. Supreme Court decision.

On May 13, 2010, the USEPA issued a Final Rule that establishes a common sense approach to addressing greenhouse gas emissions from stationary sources under the CAA permitting



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

programs. In the first phase of the Rule (January 2011-June 2011), only sources currently subject to the New Source Review Prevention of Significant Deterioration (PSD) permitting program (i.e., those that are newly-constructed or modified in a way that significantly increases emissions of a pollutant other than GHGs) are subject to permitting requirements for their GHG emissions under PSD. For these projects, only GHG increases of 75,000 tons per year (tpy) CO₂e or more need to determine the Best Available Control Technology (BACT) for their GHG emissions. This final rule sets a threshold of 75,000 tons per year for GHG emissions. Similarly for the operating permit program, only sources currently subject to the program are subject to Title V requirements for GHG. In the second phase of the rule (July 2011-June 2013) new construction projects that exceed a threshold of 100,000 tpy and modifications of existing facilities that increase emissions by at least 75,000 tpy will be subject to permitting requirements. Additionally, operating facilities that emit at least 100,000 tpy will be subject to title V permitting requirements (USEPA 2010a). New and existing industrial facilities that meet or exceed that threshold will require a permit under the New Source Review Prevention of Significant Deterioration (PSD) and Title V Operating Permit programs. This rule took effect January 2, 2011.

b. Kyoto Protocol

The United States participated in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008–2012 (UNFCCC 1997). It should be noted that although the United States is a signatory to the Kyoto Protocol, Congress has not ratified the Protocol and the United States is not bound by the Protocol's commitments.

In anticipation of providing an updated international treaty for the reduction of GHG emissions, representatives from 170 countries met in Copenhagen in December 2009 to ratify an updated UNFCCC agreement (Copenhagen Accord). The Copenhagen Accord, a voluntary agreement between the United States, China, India, and Brazil, recognizes the need to keep global temperature rise to below 2°C and obliges signatories to establish measures to reduce greenhouse gas emissions and to prepare to provide help to poorer countries in adapting to climate change. The countries met again in Cancun in December 2010 and adopted the Cancun Agreements, which reinforces and builds upon the Copenhagen Accord. The nations agreed to recognize country targets, develop low-carbon development plans and strategies, and report inventories annually. In addition, agreements were made regarding financing for developing countries and technology support and coordination among all nations. The next conference of the parties is scheduled for December 2011 in South Africa.

c. Climate Change Technology Program

The United States has opted for a voluntary and incentive-based approach toward emissions reductions in lieu of the Kyoto Protocol's mandatory framework. The Climate Change



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

Technology Program (CCTP) is a multi-agency research and development coordination effort (which is led by the Secretaries of Energy and Commerce) that is charged with carrying out the President's National Climate Change Technology Initiative.

State Regulations

a. California Air Resources Board

The California Air Resources Board, a part of the California EPA (CalEPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, ARB conducts research, sets state ambient air quality standards (California Ambient Air Quality Standards, or CAAQS), compiles emission inventories, develops suggested control measures, and provides oversight of local programs. ARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. ARB has primary responsibility for the development of California's SIP, and works closely with the federal government and the local air districts.

b. Assembly Bill 32, The Global Warming Solutions Act of 2006

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, focusing on reducing GHG emissions in California. GHGs as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 required CARB to adopt rules and regulations directing State actions that would achieve greenhouse gas emissions equivalent to 1990 statewide levels by 2020. On or before June 30, 2007, CARB was required to publish a list of discrete early action GHG emission reduction measures that would be implemented to be made enforceable by 2010. The law further required that such measures achieve the maximum technologically feasible and cost effective reductions in GHGs from sources or categories of sources to achieve the statewide greenhouse gas emissions limit for 2020.

CARB published its Final Report for Proposed Early Actions to Mitigate Climate Change in California in October 2007. This report described recommendations for discrete early action measures to reduce GHG emissions as part of California's AB 32 GHG reduction strategy. Resulting from this are three new regulations proposed to meet the definition of "discrete early action greenhouse gas reduction measures," including the following: a low carbon fuel standard; reduction of HFC 134a emissions from non-professional servicing of motor vehicle air conditioning systems; and improved landfill methane capture (CARB 2007d). CARB estimates that by 2020, the reductions from those three measures would range from 13 to 26 million metric tons (MMT) CO₂e.

Under AB 32, CARB has the primary responsibility for reducing GHG emissions. In 2007, CARB released a report, California 1990 GHG Emissions Level and 2020 Emissions Limit (CARB 2007a), that determined the statewide levels of GHG emissions in 1990 to be 427 MMT CO₂e. Additionally, in December 2008, CARB adopted the Climate Change Scoping Plan,



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

which outlines the State's strategy to achieve the 2020 GHG limit. This Scoping Plan proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve the environment, reduce dependence on oil, diversify energy sources, save energy, create new jobs, and enhance public health. The plan emphasizes a cap-and-trade program, but also includes the discrete early actions (CARB 2008).

c. Senate Bill 97

Senate Bill 97 (SB 97), enacted in 2007, amended the California Environmental Quality Act (CEQA) to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directed the California Office of Planning and Research (OPR) to develop revisions to the State CEQA Guidelines "for the mitigation of GHG emissions or the effects of GHG emissions" and directed the Resources Agency to certify and adopt these revised State CEQA Guidelines by January 2010 (See PRC Section 21083.05). The revisions were codified into the California Code of Regulations and became fully effective by July 2010. These revisions provide regulatory guidance for the analysis and mitigation of the potential effects of GHG emissions.

d. Senate Bill 375

Senate Bill 375 (SB 375), which establishes mechanisms for the development of regional targets for reducing passenger vehicle greenhouse gas emissions, was adopted by the State on September 30, 2008. On September 23, 2010, CARB adopted the vehicular greenhouse gas emissions reduction targets that had been developed in consultation with the metropolitan planning organizations (MPOs); the targets require a 7 to 8 percent reduction by 2020 and between 13 to 16 percent reduction by 2035 for each MPO. SB 375 recognizes the importance of achieving significant greenhouse gas reductions by working with cities and counties to change land use patterns and improve transportation alternatives. Through the SB 375 process, MPOs, such as the Southern California Council of Governments (SCAG), which includes Riverside County, will work with local jurisdictions in the development of sustainable communities strategies (SCS) designed to integrate development patterns and the transportation network in a way that reduces greenhouse gas emissions while meeting housing needs and other regional planning objectives. The MPOs will prepare their first SCS according to their respective regional transportation plan (RTP) update schedule; to date, no region has adopted an SCS. The first of the RTP updates with SCS strategies are expected in 2012.

e. CALGreen

In November 2008, the California Building Standards Commission established the California Green Building Standards Code (CALGreen) which sets performance standards for residential and nonresidential development to reduce environmental impacts and encourage sustainable construction practices. When the CALGreen code went into effect in 2009, compliance through 2010 was voluntary. As of January 1, 2011, the CALGreen code is mandatory for all new



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

buildings constructed in the State. The CalGreen code addresses energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality.³

Regional Regulations

a. Southern California Association of Governments

SCAG is a council of governments for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. It is a regional planning agency and serves as a forum for regional issues relating to transportation, the economy and community development, and the environment.

Although SCAG is not an air quality management agency, it is responsible for developing transportation, land use, and energy conservation measures that affect air quality. SCAG's Regional Comprehensive Plan and Guide (RCPG) provide growth forecasts that are used in the development of air quality-related land use and transportation control strategies by the SCAQMD. The RCPG is a framework for decision-making for local governments, assisting them in meeting federal and state mandates for growth management, mobility, and environmental standards, while maintaining consistency with regional goals regarding growth and changes through the year 2015, and beyond. Policies within the RCPG include consideration of air quality, land use, transportation, and economic relationships by all levels of government. As the Metropolitan Planning Organization for the County of Riverside, SCAG is in the process of implementing SB 375 with participation from the County and other local cities and Counties. SCAG's reduction target for per capita vehicular emissions is 8 percent by 2020 and 13 percent by 2035 (CARB 2010b).

b. South Coast Air Quality Management District

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the SoCAB. To that end, the SCAQMD, works directly with SCAG, county transportation commissions, local governments, and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and natural sources. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of SCAQMD on June 1, 2007. This AQMP, referred to as the 2007 AQMP, was prepared to comply with the federal and state Clean Air Acts and amendments, to accommodate growth, to reduce the high pollutant levels in the basins, to meet federal and state ambient air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. It identifies the control measures that will be implemented to reduce major sources of

³ California 2010 Green Building Standards Code, California Code of Regulations Title 24, Part 11.



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

pollutants. These planning efforts have substantially decreased the population's exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within its jurisdictional boundaries.

Riverside Countywide Regulations

a. General Plan

Public and private decisions regarding land use, traffic circulation, and resource use can influence the resultant air pollutant and GHG emissions from, respectively, development patterns, vehicle use and congestion, and alternative energy sources. Thus, many policies within the County's General Plan under the Land Use, Circulation, and Multipurpose Open Space Elements, are designed to encourage development of public and private lands that result in less intensive energy use and emissions. For example, the Land Use Element supports concentrating growth near community centers, developing sites that capitalize upon multi-modal transportation opportunities, and promoting compatible land use arrangements that reduce reliance on the automobile. The Circulation Element, for example, supports transit through allowing higher densities, and encourages and supports the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers. The Multipurpose Open Space Element contains policies that support implementation of the State Building Code and establishes mechanisms and incentives to encourage architects and builders to exceed minimum the energy efficiency standards.

b. Air Quality Element and Climate Action Plan

As part of the General Plan, the Air Quality Element contains policies which assist the county in meeting state and federal air quality guidelines and reducing pollutant emissions from mobile and stationary sources. The Air Quality Element, similar to the Land Use and Circulation Elements, account for growth within the region and balances the associated increase in pollutant emissions. Some policies within the Air Quality Element address mobile and stationary sources. With regard to mobile sources, the Air Quality Element contains policies such as encouraging use of mass transit, carpooling/ridesharing, and mixed-use development to reduce vehicle miles travelled within the region. With regard to stationary sources, such policies to reduce pollutant emissions include use of energy efficient building materials and use of energy efficient appliances (boilers, air conditioning and water usage reduction). In addition, the Air Quality Element takes into account nearby sensitive receptors during construction of new land uses to limit pollutant impacts to nearby existing sensitive uses (residential, school).

The County is currently (September 2011) developing an update to the Air Quality Element with the General Plan Update. New information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction will be incorporated into the revised chapter. The proposed update to the Air Quality Element will also be the footing for the County's greenhouse gas emission reduction strategy. The County's strategy will align with the AB32 goal to reduce the State's GHG emissions to 1990 levels by 2020, as well as its implementation



TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

mechanism, SB 375. These efforts to reduce greenhouse gas emissions will not only benefit the global climate, but improve the quality of life for Riverside County residents as well.

In addition, the County is currently (September 2011) developing the Climate Action Plan (CAP) in conjunction with the General Plan Update. The CAP for Riverside County will include GHG emission reduction goals and adopt implementation measures to achieve those goals through policies and programs for new developments, county operations and existing communities.

Upon the adoption of the General Plan Update, all individual projects which are able to demonstrate consistency with the revised Air Quality Element and CAP will be able to undergo streamlined CEQA review through tiering.



Chapter 3: *Greenhouse Gas Emission Reduction Strategies for Wine Country*

Pending adoption of an updated Air Quality Element and a Climate Action Plan for Riverside County, this section assesses the potential impacts of GHG emissions that could result from the cumulative build-out potential of the Wine Country Community Plan and new developments authorized pursuant to the plans and policies of the Wine Country Community Plan (proposed Project).

California Environmental Quality Act (CEQA) requires that Lead Agencies inform decision makers and the public regarding the following: potential significant environmental effects of proposed projects; feasible ways that environmental damage can be avoided or reduced through the use of feasible mitigation measures and/or project alternatives; and the reasons why the Lead Agency approved a project if significant environmental effects are involved (CEQA Guidelines §15002). CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

Temecula Valley Wine Country Community Plan EIR

The County has prepared an Environmental Impact Report (EIR No. 524) assessing the potential direct and indirect impacts resulting from the Temecula Valley Wine Country Community Plan. The draft EIR analyzed GHG impacts due to the construction and operation of public and private improvements, such as the proposed trails network, roundabouts, and various implementing projects (residences, wineries, resorts, equestrian facilities, etc.) to be developed in accordance with the Community Plan. This EIR is programmatic in nature, and may not provide sufficient CEQA review for a specific implementing project. To the degree feasible, some individual projects will be allowed to tier off the analysis contained in the EIR thereby streamlining the CEQA process.

Thresholds

California law provides that climate change is an environmental effect subject to the California Environmental Quality Act ("CEQA"). Amendments to the State CEQA Guidelines adopted in February 2010 require lead agencies to consider the adverse effects of a project's cumulative contribution to greenhouse gas ("GHG") emissions on the environment and determine if a project's climate change impact may be significant. As amended, CEQA encourages lead agencies to estimate the amount of GHG emissions resulting from a development project, but also states that a lead agency retains the discretion to require a qualitative analysis. (State CEQA Guideline, § 15064.4.) The State CEQA Guidelines provide that significance thresholds may be quantitative, qualitative, or in the form of performance-based standards. Various





TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

agencies, including the California Air Resources Control Board (“CARB”), the Governor’s Office of Planning and Research, and the South Coast Air Quality Management District, have been developing and drafting standards and guidelines for determining the cumulative significance of a project’s GHG emissions on global climate change. The development, adoption, and application of GHG significance thresholds is in its infancy - there is currently no single accepted industry practice or methodology for analyzing GHG impacts.

The County has determined that there are three appropriate numeric thresholds to determine significance of the proposed Project. Specifically, GHG emissions were compared to the following three thresholds:

- **Mass Emissions.** A threshold of 3,000 MT CO₂e per year is adopted from the recommended SCAQMD’s Interim Thresholds document for commercial, residential, mixed use, and industrial development projects; projects below this threshold are considered less than significant.
- **Per Capita Average Emissions.** A threshold of 4.1 MT per year per person, adopted from the SCAQMD efficiency based standard, is most applicable to larger projects, such as subdivisions and other projects of potential regional influence. The threshold is calculated on an emission rate per population or employee (service population) projected for Year 2035; developments which achieve emissions below this threshold are considered less than significant.
- **Reductions Consistent with State Goals.** A threshold of 28.5% below Business As Usual (BAU) emissions from future development projects. Project-specific emissions shall be calculated and compared to similar hypothetical development; if an implementing project achieves a reduction of at least 28.5% with incorporation of mandatory and voluntary measures, it is considered less than significant.

Results of the GHG Study

The Wine Country Community Plan EIR analyzed GHG impacts resulting from full build-out and operation of all implementing projects assumed in the Community Plan and proposed zoning. Analysis included construction emissions from individual projects and operational emissions from mobile sources (visitors, employees) and stationary sources (wine production, agricultural uses).

The findings of the GHG analysis conducted for EIR No. 524 are as follows:

- Construction of implementing projects would result in temporary and incremental increases in GHG emissions. Construction of multiple concurrent implementing projects could result in GHG emissions in excess of annual mass emission significance thresholds. However, SCAQMD recommends that construction emissions from individual Implementing Projects be amortized and significance be assessed in conjunction with long-term operational GHG emissions.





TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK

- Construction and operation of implementing projects would result in GHG emissions in excess of the SCAQMD draft mass emission thresholds and the proposed per capita threshold; therefore, full Build-out under the Community Plan would result in potentially-significant and unavoidable cumulative impacts to global climate change.
- Implementing projects designed and constructed with GHG reducing project features consistent with the Wine Country Policy Area GHG policies would be consistent with the State's GHG-reduction goals under AB 32, resulting in emissions at least 28.5% below the BAU case. Compliance with these requirements can be demonstrated by achieving the mandatory minimum points on the applicable Option Table (see Appendix A) or demonstrated through other approved quantitative method.
- Implementation projects which achieve the required reductions required under the Wine Country Community Plan would be consistent with Global Climate Change policies set forth by the federal, state, regional and local plans.

As a result of the aforementioned findings, nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or adopt a statement of overriding consideration for a project due to its significant GHG impacts.

Community Plan Level Emissions Reduction Strategies

The Temecula Valley Wine Country Community Plan proposes a number of strategies at regional level to the Southwest Area Plan (SWAP) that reduce Greenhouse Gas Emissions through design features that are anticipated to reduce vehicle miles travelled.

a. Integrated Trails Network (Non-motorized Transportation including Pedestrian, Bike and Equestrian trails)

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users as an integral part of the County's circulation system. These facilities serve both as a means of connecting the unique communities and activity centers throughout the County and as a means of facilitating modes of transportation with no emission of air pollutants and GHGs. Within the Southwest Area Plan (SWAP), a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel and while providing attractive recreational opportunities. However, it does not connect all the existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. A Trails Sub-committee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region's destination places and users' needs. As a result of their work-effort, Figure 8 (Trails and Bikeway System Map) of the SWAP was revised through GPA No. 1077 and the following policy was added to the Temecula Valley Wine Country Policy Area.

SWAP 1.6 Develop and implement a trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not