



# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group B (Mr. Chaudhuri)

Property Owner: Kali P. Chaudhuri

Requests: To exclude parcels from Wine Country Community Plan

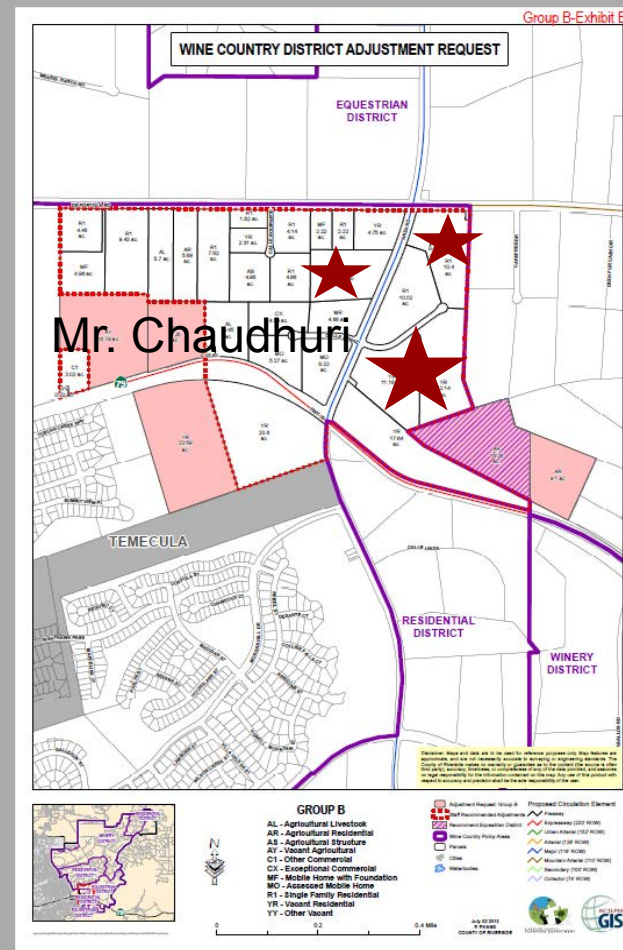
Existing General Plan Land Use designation: Medium Density Residential

Existing Zoning Classifications: R-R

Opportunities/Constraints: Existing urban/ suburban type of uses surrounding parcels

Staff Recommendation: Due to the existing and surrounding uses, Staff recommends excluding this group from the Wine Country Community Plan.

★ Mr. Baida and Mr. Kazanjian: Property owners support staff recommendation to exclude parcels from the Wine Country Community Plan.





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group B (Mr. Chavez)

Property Owner: Dave Chavez

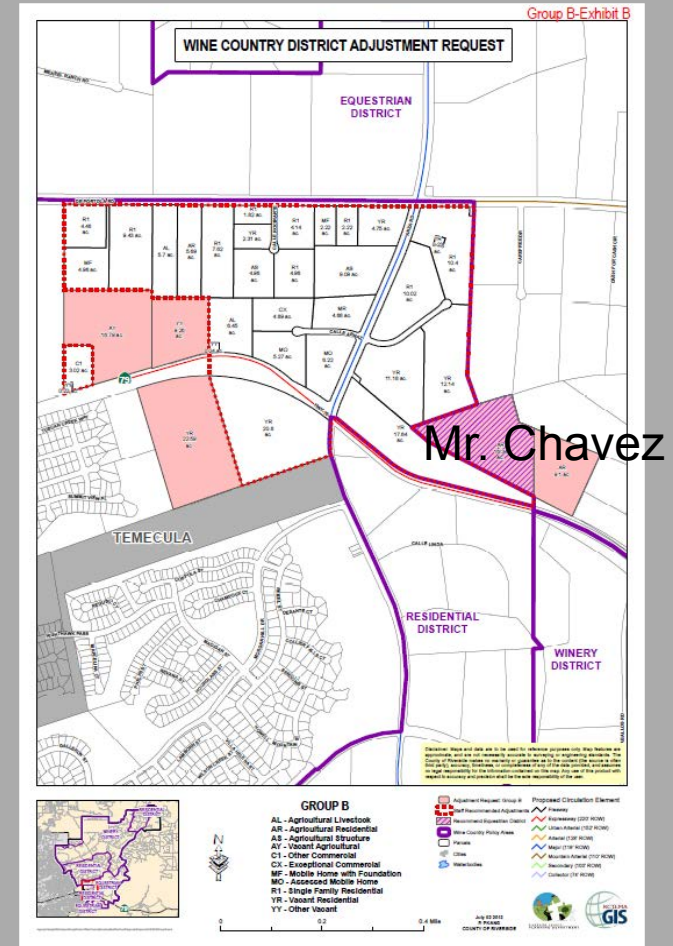
Requests: To add parcels in the Winery District

Existing General Plan Land Use designation: Commercial Tourism with the Valle de los Caballos Policy Area

Existing Zoning Classifications: R-R

Opportunities/Constraints: Existing urban/suburban type of uses surrounding parcels

Staff Recommendation: For Mr. Chavez's property, staff recommends Equestrian District which would allow a Winery on 10 acres (total acres for his parcels are 25.44 acres).





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group C

Property Owner: John Cooper, representing various owners

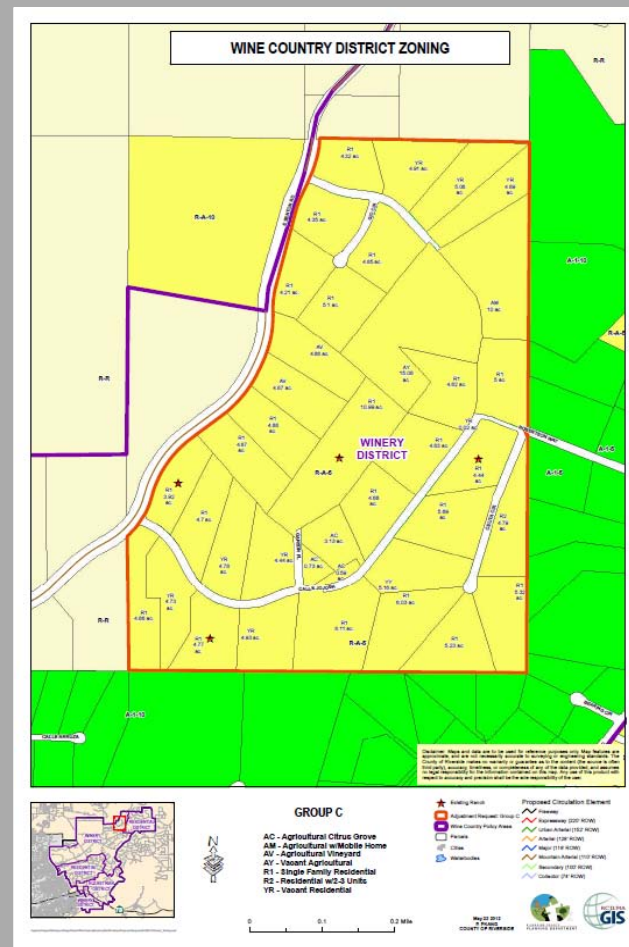
Requests: To add parcels to Equestrian District

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing Zoning Classification allows for non-commercial horse keeping.

Staff Recommendation: The existing equestrian use may continue operation if it was established legally. The project will not change their zoning classification; therefore, recommend keeping parcels within the Winery District.







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group D

Property Owner: Steve and Laura Turnbow, and Maxine Heiller, representing various land owners

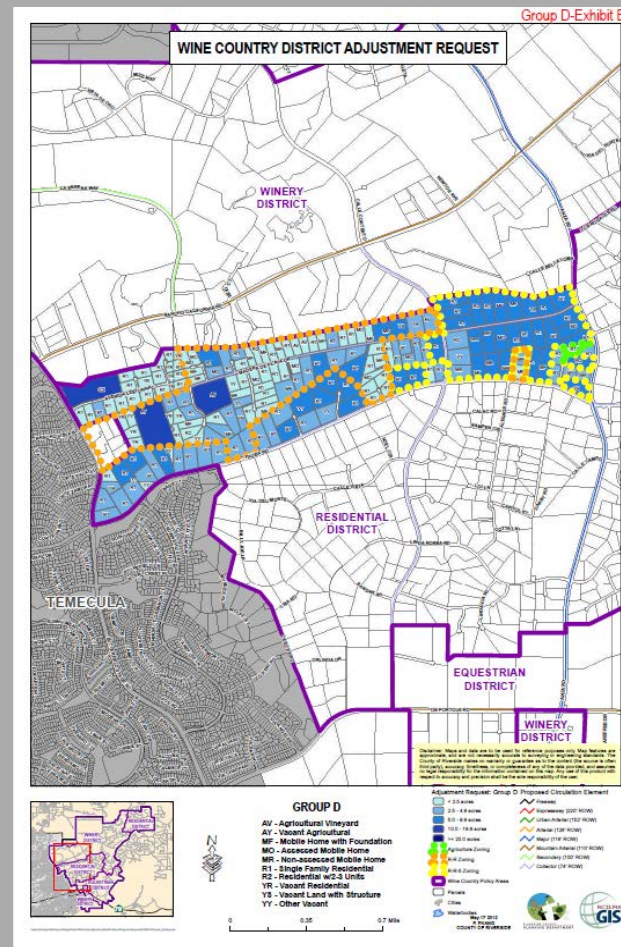
Requests: To exclude parcels from Wine Country Community Plan

Existing General Plan Land Use designation: Agriculture and Rural Community: Estate Density Residential with Citrus Vineyard Policy Area

Existing Zoning Classifications: R-A, R-R, A-1

Opportunities/Constraints: Current Zoning Classifications allow for a variety of uses such as golf courses, country clubs, bars and lounges, billiard hall, race tracks, guest ranches and motels, educational institutions, etc.

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







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group E

Property Owner: Various owners

Requests: Various including exclusion from the Community Plan, or inclusion in Equestrian District, Residential District or Winery District

Existing General Plan Land Use designation: Agriculture, Rural Mountainous and Rural Residential

Existing Zoning Classifications: R-A, R-1, R-R, A-1

Opportunities/Constraints: The Morgan Hill Community is directly west of this area. Some of these parcels are associated with General Plan Amendments to increase density yields.

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

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 Exhibit E-2012, we discussed a provision to allow wineries in the community of Morgan Hill to be allowed to include amplified Morgan Hill homes and the community and there is an elementary school near Sound levels from the amphitheaters. Life of these Homeowners, and Home facilities, and area school children.

Now, there is a compromise option for Alternative) which takes the area south "Winery (Hospitality) District", and divides acre minimum). Winery, and Equestrian

Based on this option, we would like to comments:

- This option provides a significant Morgan Hill and the now proposed
- This option would reduce significant Morgan Hill.
- For Morgan Hill, the creation of a 1 alternative than that of the current
- We understand that there may be amendments for this area south of decisions on any of these General

2094 Fringe Loop Street  
 Temecula, CA 92592  
 www.wa

Red = Res

City of Temecula  
 Community Development Dept.  
 11000 Main Street • Temecula, CA 92590  
 Mailing Address: P.O. Box 9031 • Temecula, CA 92593-9031  
 Phone: (951) 694-6400 • Fax: (951) 694-6177 • www.cityoftemecula.org

RECEIVED  
 Planning Dept.  
 MAR 2 2011

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, 2009.

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 the 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.

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# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group G

Property Owner: Barry Yoder

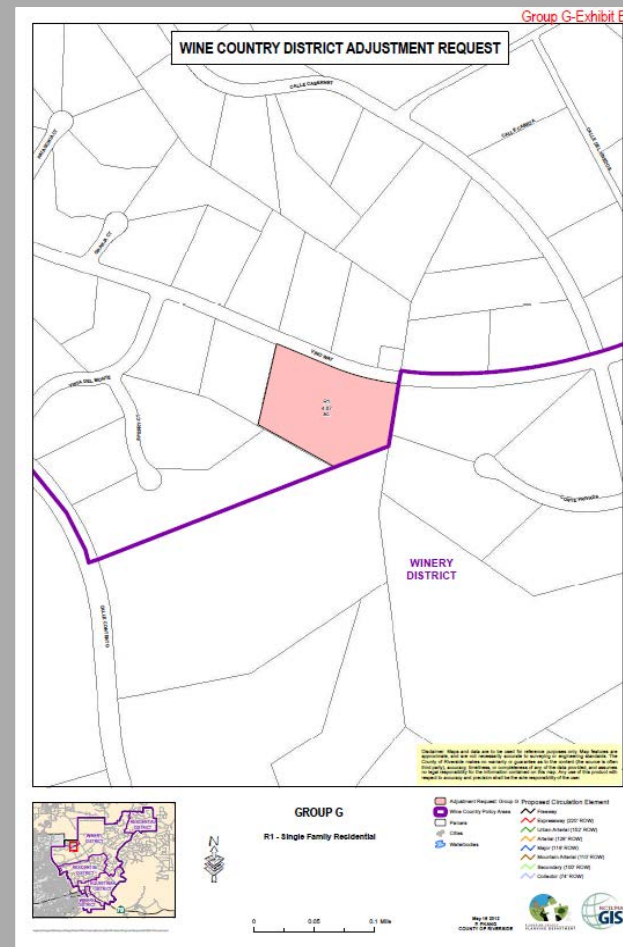
Requests: Expansion of the proposed Wine Country Policy Area and inclusion in the Winery District

Existing General Plan Land Use designation:  
Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing use for the parcel is single family residential

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.





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group H

Property Owner: Jose Renato Cartagena, representing various owners

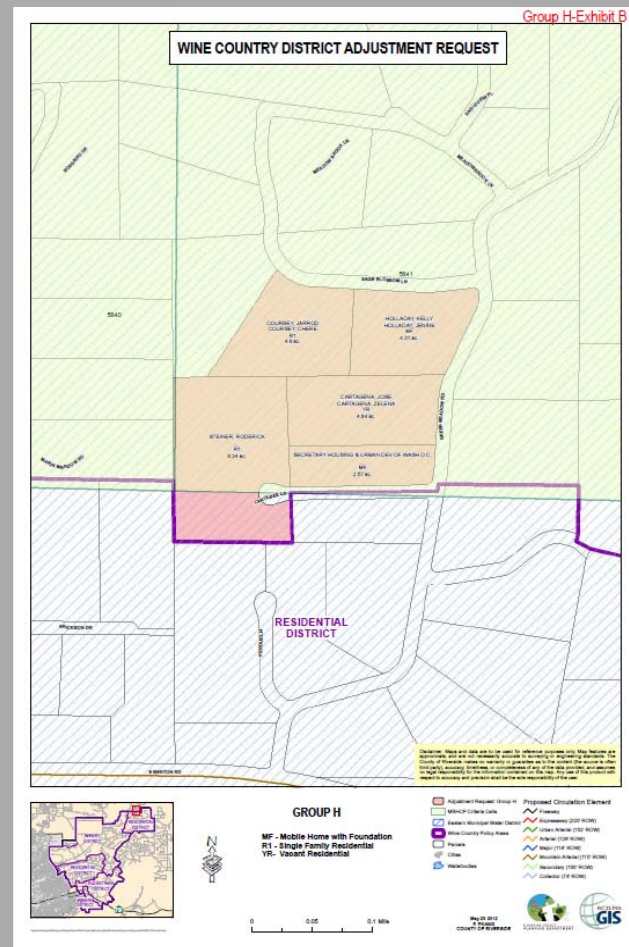
Requests: Expansion of the Wine Country Policy Area and inclusion in the proposed Winery District

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: In MSHCP Criteria Cell

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.









# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group J

Property Owner: Russell Mann and various owners

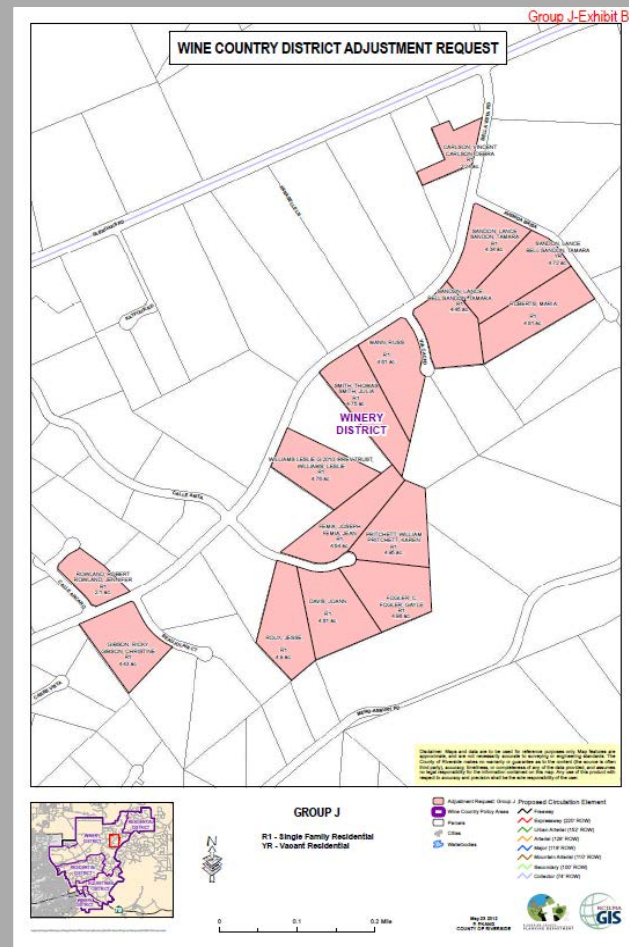
Requests: To include these parcels in the Equestrian District

Existing General Plan Land Use designation: Rural Residential and Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A and R-R

Opportunities/Constraints: Existing zones allows for the horse keeping; however, some of the desired uses are not currently allowed in the General Plan land use designations or zoning classifications. There are existing Wineries surrounding this area.

Staff Recommendation: 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.









# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group L

Property Owner: Steve Lassley, representing various owners

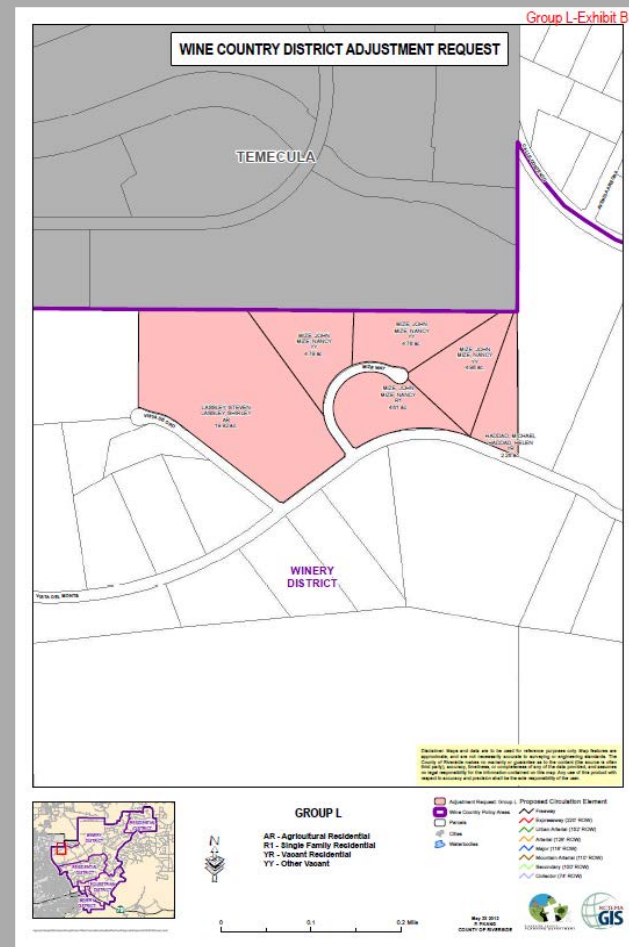
Requests: To exclude parcels from the Wine Country Community Plan

Existing General Plan Land Use designation: Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing uses include vacant, agricultural residential, single family residential. 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.







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group M

Property Owner: Saba and Shirley Saba

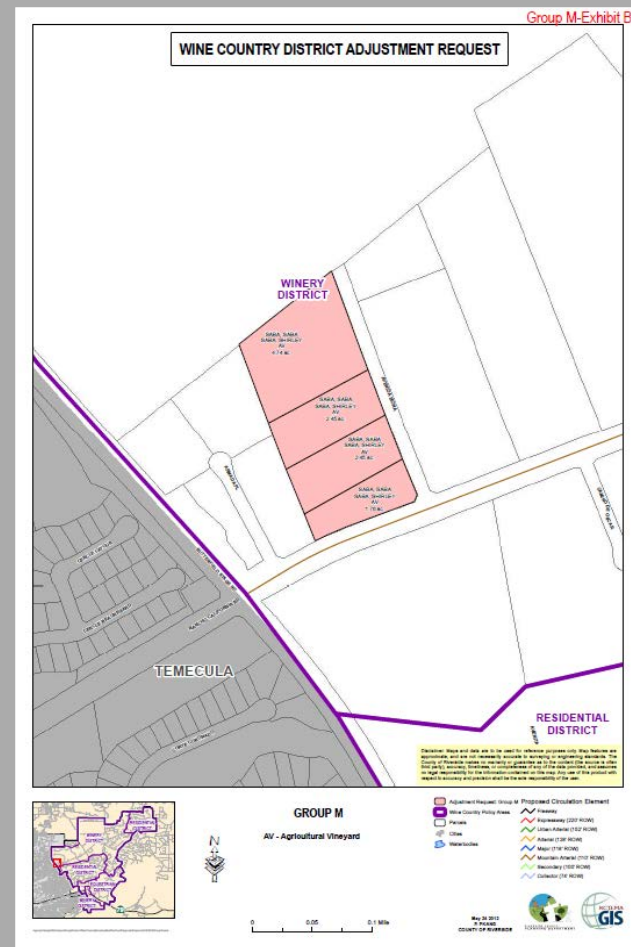
Requests: Inclusion in the Winery Country - Winery Existing Zoning Classification

Existing General Plan Land Use designation: Agriculture within the Citrus Vineyard Policy Area

Existing Zoning Classifications: C/V

Opportunities/Constraints: 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.

Staff Recommendation: 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.







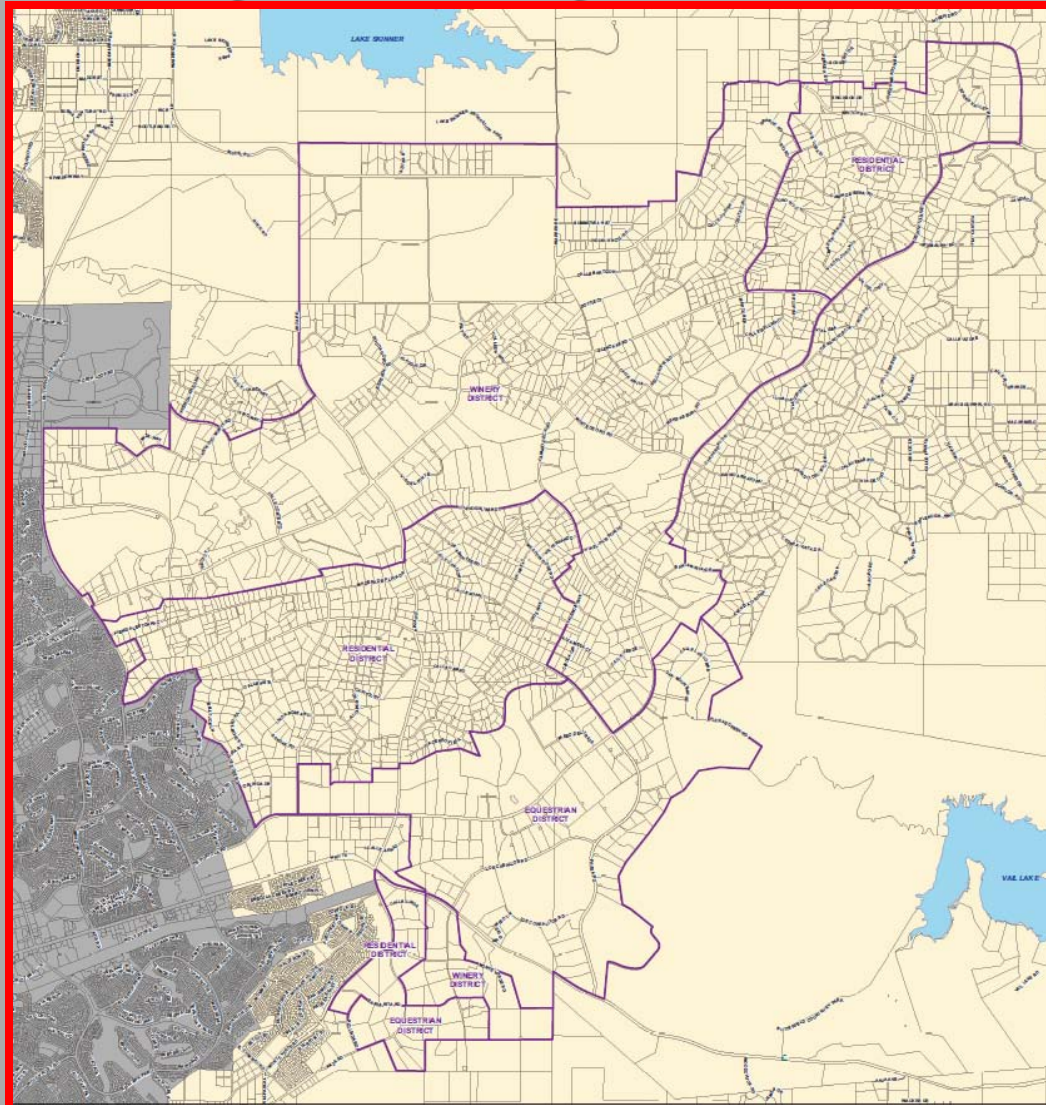
## Wine Country Community Plan – Outstanding Issues

<b>PUBLIC LETTERS/TESTIMONY</b>	<b>REQUEST</b>	<b>STAFF RECOMMENDATION</b>
<b>LAURIE STAUDE</b>	WOULD LIKE TO SPLIT 12 ACS IN 2 LOTS WITH NO PLANTING	WINE COUNTRY RESIDENTIAL DISTRICT WOULD ALLOW 2 LOTS WITH 75% PLANTING
<b>RONALD MOSTERO</b>	WOULD LIKE TO DO A PRIVATE SCHOOL	CURRENT CITRUS VINEYARD RURAL POLICY AREA DOES NOT ALLOW ONE
<b>DONALD LORENZI</b>	WOULD LIKE TO BE RECOGNIZED AS WINERY EXISTING	THIS WINERY IS IDENTIFIED AS WINE EXISTING (BUT AS VILLA TOSCANA)
<b>PAT OMMERT</b>	WOULD LIKE TO HAVE A SMALL CLINIC	WINE COUNTRY EQUESTRIAN DISTRICT WOULD ALLOW FOR ONE
<b>JOHN LAMAGNA</b>	WOULD LIKE TO HAVE A WINERY	WINE COUNTRY – EQUESTRIAN DISTRICT ALLOWS WINERIES
<b>TOM AND SUSANNE CAMPBELL</b>	WOULD LIKE TO HAVE A SMALL GUEST HOUSE AND TO INVITE GUESTS	WINE COUNTRY – WINERY DISTRICT ALLOWS A COTTAGE INN AND ALL PRIVATE PARTIES
<b>KATHY SPANO (POTENTIAL BUYER)</b>	WOULD LIKE TO REQUEST WINE COUNTRY – EQUESTRIAN	N/A





# Wine Country Community Plan – Outstanding Issues





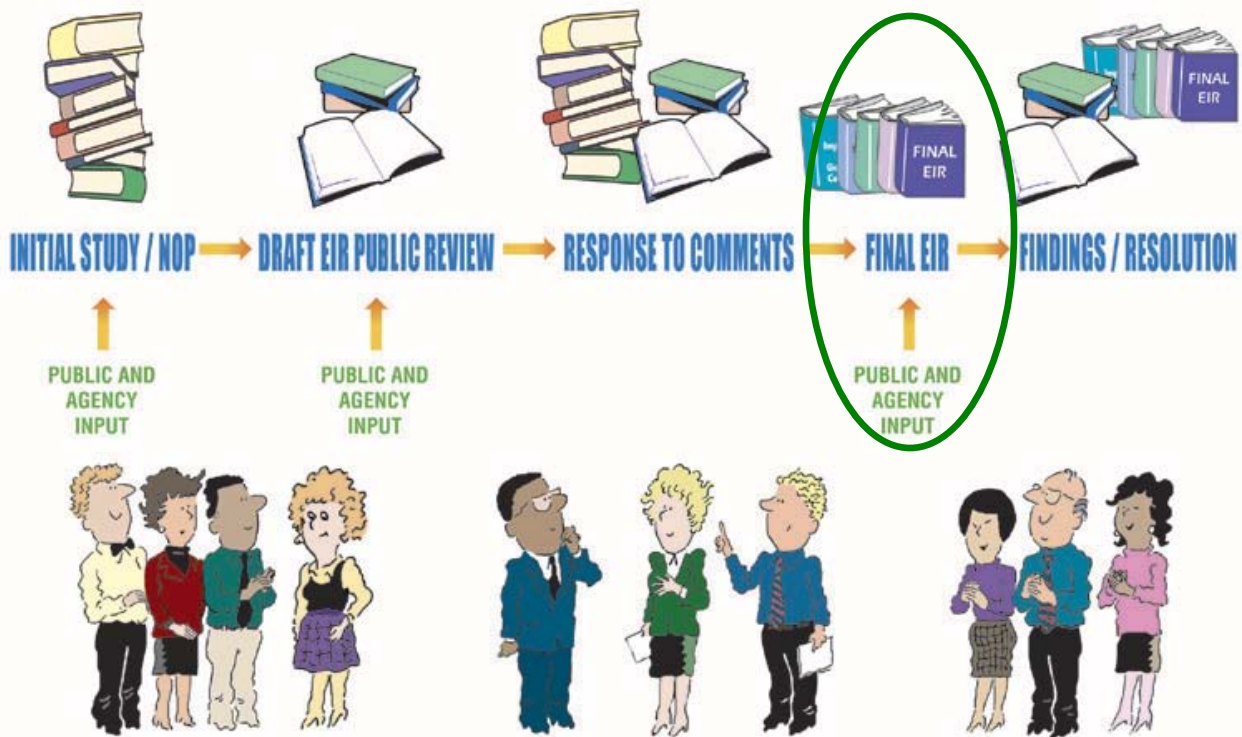
## Program EIR No. 524 - Purpose



- Evaluate impacts of the proposed Project
  - Broad, policy level analysis
  - Implementing Projects require separate CEQA
- Recommend Mitigation Measures
- Identify Alternatives
- Allow for public input
- Inform Decision Makers

# Program EIR No. 524 - Process

## EIR Review Process







## Program EIR No. 524 - Milestones



- **IS/NOP**
  - Released December 28, 2009
  - 30-day public review
- **Draft EIR**
  - Released December 1, 2011
  - 60 day public review
- **Final EIR**
  - Responses to Comments published June 11, 2012



## Program EIR No. 524 – Scope



- Aesthetics, Light and Glare
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Climate Change
- Cultural & Paleontological Resources
- Geology, Soils & Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Public Services, Recreation and Utilities
- Transportation and Circulation
- Cumulative Impacts
- Growth
- Alternatives



## Program EIR No. 524 – Methodology



- **Public Input**
  - NOP 30-day Review
  - NOP Scoping Meeting – January 19, 2010
  - Draft EIR – extended review to 60 days
  
- **Land Use Analyses**
  
- **Technical Studies**
  - Traffic Impact Study
  - Air Quality Study
  - Greenhouse Gas Study
  - Infrastructure Assessments





# Program EIR No. 524 – Summary of Findings

	Project			Conclusion
	Existing Regs	Features	Mitigation	
Aesthetics, Light & Glare	54	22	3	LTSWM
Agriculture & Forestry	18	7	1	USI - P + C
Air Quality	85	10	13*	USI - P + C
Biological Resources	32	5	1*	LTSWM
Cultural & Paleontological	26	1	5*	LTSWM
Geology, Soils, Seismicity	28	2	1*	LTSWM
Greenhouse Gas Emissions	87	3	2	USI - P + C
Hazards & Hazardous Materials	32	see LU1	4	LTSWM
Hydrology & Water Quality	53	1	8*	LTSWM
Land Use & Relevant Planning	62	2++	1*	LTSWM
Mineral Resources	10	2	1	LTSWM
Noise	48	11	7*	USI - P + C
Public Services, Recreation & Utilities	51	4	18*	USI - fire/library
Traffic & Circulation	56	3	5*	USI - P + C

\* = Modified by Responses to Comments

LTSWM = Less than Significant With Mitigation

USI - P + C = Unavoidable Significant Impact (Project + Cumulative)



# Wine Country Community Plan Transportation Model and Assessment

**Planning Commission Hearing – July 25, 2012**



*DRAFT*  
TRAFFIC IMPACT STUDY FOR  
THE WINE COUNTRY COMMUNITY PLAN  
RIVERSIDE COUNTY, CA

PREPARED FOR:  
Riverside County

Agenda Item No.3.1



# Topics Covered

- Background
- Travel Forecasting Details
- Circulation Network
- Impact Assessment
- Study Area and Intersections
- Summary of Coordination
- Wrap Up





# Background

- Transportation Department took the lead in preparing the traffic impact assessment
- Institute of Traffic Engineers (ITE) does not have a published trip generation rate for wineries
- Limited information regarding winery hopping by visitors
- Approached other jurisdictions (Napa, Sonoma, and San Luis Obispo Counties) for information on winery trip generation rates
  - Winery operations differ from Temecula Valley Wine Country
  - Relatively minimal wineries permitted for special events
- Focused model needed



# Traffic Demand Forecasting

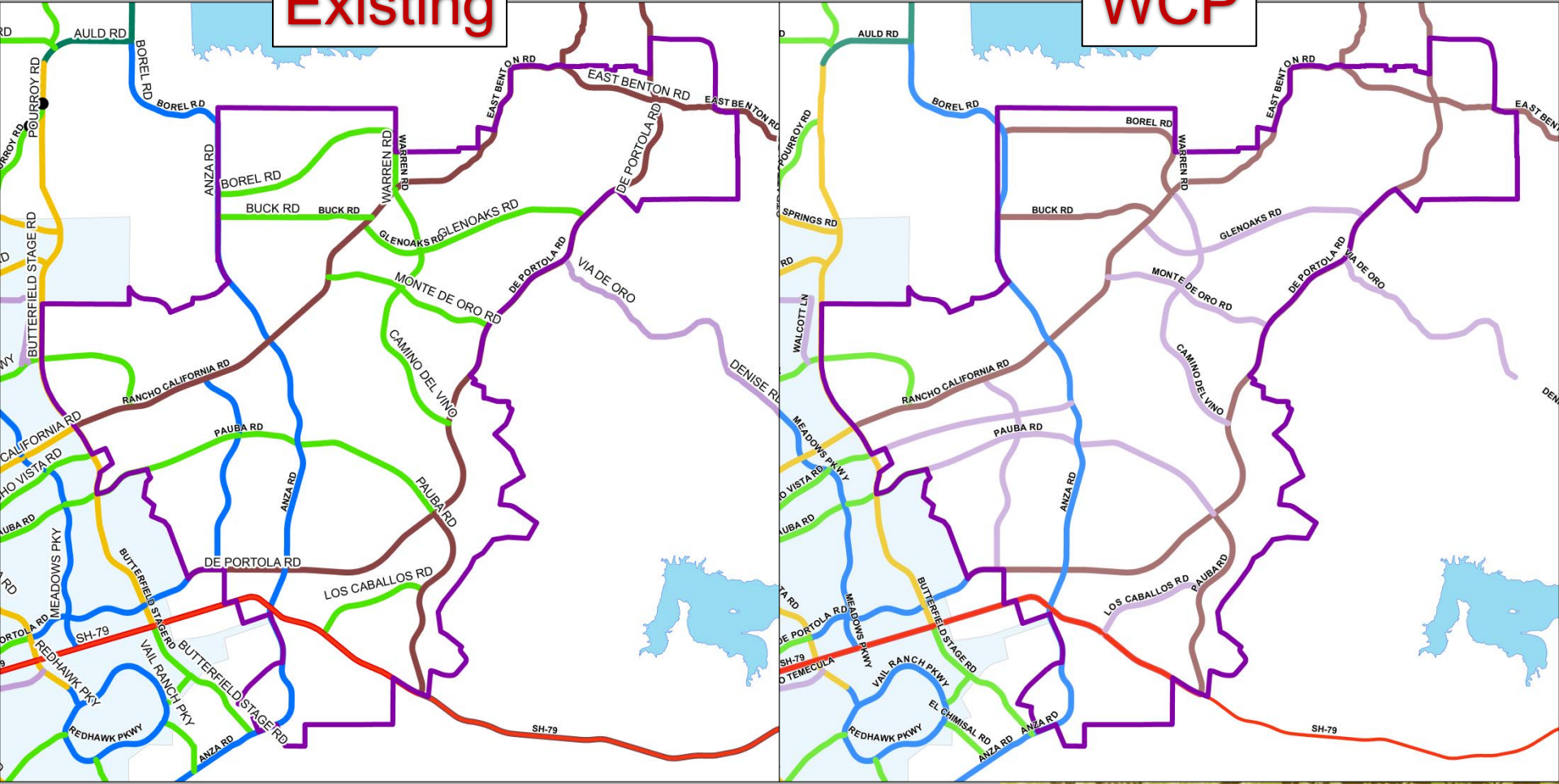
- Objectives of Developing the WCP Model
  - Establish weekday and weekend trip generation rates for wineries categorized in the WCP by conducting counts at several Temecula Valley wineries (June 2011)
  - Model the unique characteristics of the Temecula Valley Wine Country Area including winery hopping
  - WCP projected to add 71,000 weekend daily trips
    - 36,000 external trips and 35,000 internal trips
    - Reduction of approximately 60,000 trips from existing General Plan
  - Utilize model data in traffic impact assessment and identify mitigation measures



# Circulation Network Existing vs. WCP

**Existing**

**WCP**







# Circulation Network Assumptions

- Roads downgraded from 4-lanes to 2-lanes to retain the rural characteristics of the Temecula Valley Wine Country area
  - Glen Oaks Road
  - Monte De Oro Road
  - Camino Del Vino
  - Pauba Road
  - Los Caballos Road
  - Calle Contento Road
  - Borel Road
  - Warren Road
  - Buck Road
- Roads added
  - Madera De Playa Road (2-lanes from Butterfield Stage Road to Anza Road, providing an additional east-west route into the area)
- Notable Element of Network Analysis
  - Anza Road connection to I-15 excluded from the analysis – a conservative assumption
  - Utilized the respective General Plan Networks from the City and County
- Roundabouts
  - Five roundabouts assumed in the WCP area to preserve rural area
  - Increase the capacity at intersections in the WCP area









# Transportation Impact Assessment

- Study Area
  - Evaluated 60 intersections
  - Evaluated 87 roadway segments
- Utilize the City of Temecula and County's Traffic Impact Guidelines for their respective jurisdictions
- Evaluated the Following Scenarios:
  - Existing Conditions
  - Existing Plus Project Conditions
  - Future No Project Conditions (includes Existing City and County General Plan Assumptions)
  - Future With Project Conditions (includes Buildout of the WCP)



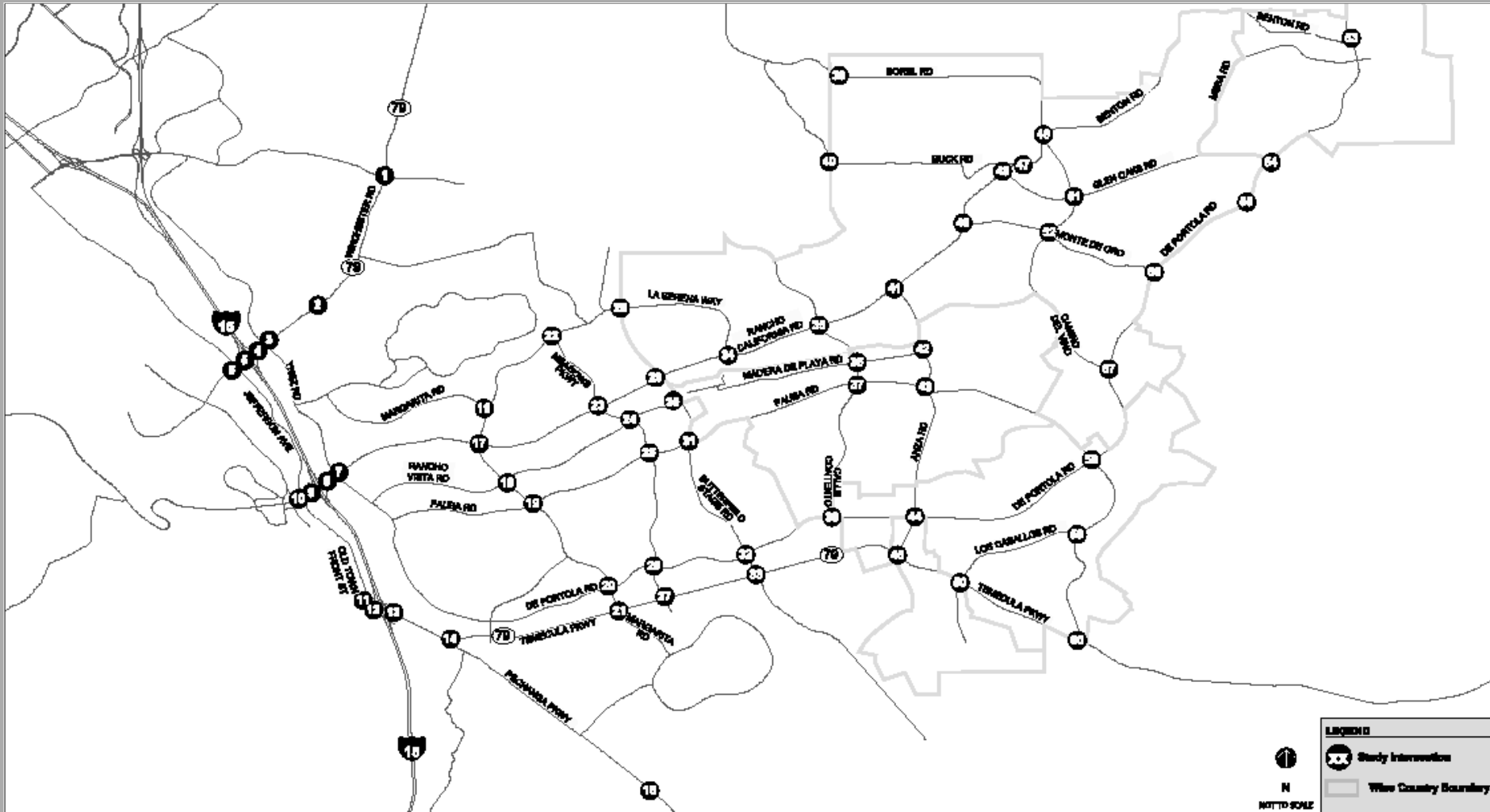


# Transportation Impact Assessment (cont'd)

- Analysis assesses daily weekday and daily weekend plus weekend peak hour by utilizing:
  - Available data from the City
  - Roadway segment counts conducted June 17-19, 2011
  - Intersection counts conducted August 20, 2011
- Incorporates input from the City of Temecula
  - Coordinate with City staff to respond to comments on the DEIR/Draft Impact Assessment
  - Incorporates near-term capital improvements planned in the City



# Study Area and Intersections





# Summary of Coordination

- City of Temecula
  - Numerous meetings and discussions
  - Utilized City count database
  - Utilized City Synchro network for intersection assessment
- Temecula Wine Growers Association
  - Assisted in understanding visitor winery hopping characteristics
- Outreach
  - Contacted Napa, Sonoma, San Luis Obispo Counties
  - Contacted several wineries in the Temecula Valley for information on tasting room size, parking, special events, business operation, etc.





# Wrap Up

- Extensive technical assessment completed
- WCP coordinated with City of Temecula
- Implementing projects contribute their fair share through:
  - Transportation Uniform Mitigation Fee (TUMF)
  - County Developer Impact Fee (DIF)
  - WCP Fair Share Assessment



## Program EIR No. 524 – Alternatives



- Considered but Rejected Alternatives
  - Pending GPA Applications
  - Alternative Location
  - One Policy Area
  - No Build



## Program EIR No. 524 – Alternatives (continued)



- Existing General Plan (No Project)
  - 58.4% more residential (over 3,000 DU)
  - 25.4% more employees (over 55,000)
  - 30,000 additional weekend daily trips
- Reduced Density
  - Assumed at 25% (note Project is already “reduced”)
  - No change in Unavoidable Significant Impacts
  - Greater difficulty in meeting Project Objectives
- County Preferred





## Program EIR No. 524 – Current Process

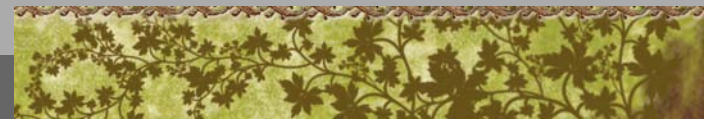


- 60-day Draft EIR Review
  - Closed February 2, 2012
  - 33 Comment letters received
  - Response to Comments issued on June 11, 2012
- Planning Commission Hearing(s)
- Board of Supervisor Hearing(s)
  - Consider proposed Final EIR
  - Findings
  - Mitigation Monitoring & Reporting Program
  - Consider Project Approval



## Wine Country Community Plan – Staff Recommendation

Discuss and Continue Item to  
August 8<sup>th</sup> or August 22<sup>nd</sup>





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Thank you...



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

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

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **WINE COUNTRY COMMUNITY PLAN**

#### **PROJECT DESCRIPTION:**

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

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

#### **PROJECT LOCATION AND SETTINGS:**

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

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

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

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

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

### **PROJECT COMPONENTS:**

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

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

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

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

**PROJECT MILESTONES:**

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

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



stakeholders

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

### **COMMUNITY OUTREACH:**

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

### **Vision 2020 Survey:**

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

### **Website:**

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

### **Ad-Hoc Advisory Committee Meetings:**

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

### **Focused-group Meetings and Town-hall Forums:**

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

### **Planning Commission Public Workshops:**

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

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

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

## **INFRASTRUCTURE DISCUSSIONS:**

### **Groundwater Quality and Sewer:**

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

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

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



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

### **Motorized and Non-motorized Transportation:**

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

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

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

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

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

### **OUTSTANDING PROJECT PROPOSAL ISSUES:**

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

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

#### **Project Area's Sub-region:**

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

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

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

#### **Land Use Policy Issues:**

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

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

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

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

#### **ENVIRONMENTAL ASSESSMENT PROCESS:**

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

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



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

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

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

#### **Draft Program Environmental Impact Report No. 524:**

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

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

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

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

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

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

### **Significant Project Impacts:**

#### **1. Agricultural and Forestry Resources**

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

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

#### **2. Air Quality**

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

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

### 3. Greenhouse Gas Emissions

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

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

### 4. Noise

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

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

### 5. Public Services and Utilities – Fire Protection Services

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

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

### Public Services and Utilities – Libraries



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

#### 6. Traffic

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

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

#### 7. Growth-inducing Impact

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

#### 8. Cumulative Impacts – Air Quality

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

#### Cumulative Impacts – Greenhouse Gases

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

#### Cumulative Impacts – Noise

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

#### Cumulative Impacts – Public Services and Utilities

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

#### Cumulative Impacts – Traffic

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

#### **Project Alternatives:**

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

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

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

Alternatives rejected from further consideration in the Draft PEIR are:

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

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

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

<b>Environmental Issue</b>	<b>No Build Scenario/ Existing Condition Alternative</b>	<b>No Project/ Existing General Plan Policies and Zoning Classifications Alternative</b>	<b>Reduced Density (25%) Alternative</b>
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](http://www.socalwinecountryplan.org).

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

#### **Final Program Environmental Impact Report No. 524:**

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

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

#### **RECOMMENDATION:**

DISCUSS AND CONTINUE to August 8 or 22, 2012

#### **INFORMATIONAL ITEMS:**

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

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

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Principal Planner (Project Manager)  
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Phone: (951) 955-8514



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

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

**II. PROJECT DESCRIPTION:**

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

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

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Principal Planner: Mitra Mehta-Cooper

Assistant Chief Executive Officer: George Johnson

RBH Consultant: Kevin Thomas

The following spoke before the Commission:

- Kimberly Adams, 37880 Ladera Vista Drive, Temecula CA 92592  
[Kimberly@temeculacvb.com](mailto:Kimberly@temeculacvb.com)
- Shirley Allen, 42200 Chaparral Drive, Temecula CA 92592 (951) 302-2120
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**IV. CONTROVERSIAL ISSUES:**

Yes

**V. PLANNING COMMISSION ACTION:**

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

**VI. CD**

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

**Attachment C:**  
Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

**August 22, 2012**  
**Planning Commission Public Hearing**

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

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

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### WINE COUNTRY COMMUNITY PLAN

#### PROJECT DESCRIPTION:

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

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

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

#### ISSUES DISCUSSED IN FIRST HEARING:

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

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



## **REQUIREMENTS TO REGULATE NOISE:**

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

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

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

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

### **1) General Plan Amendment No. 1077:**

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

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



- *SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*
- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
- *SWAP 1.15 Encourage tentative approvals of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.*
- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area's viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area's viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
- *SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
  - *SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
  - *SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*
  - *SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*



## **2) Ordinance Amendment No. 348.4729:**

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

### a) Wine Country – Winery Zone:

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

### b) Wine Country – Equestrian Zone:

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

### c) Development Standards:

- Section 14.96.a.1 requires site layouts and building designs to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847.
- Section 14.96.e.4 requires minimum setbacks of hundred feet (100') and three hundred feet (300') when the facility is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South for special occasion facilities.
- Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened by structures or landscaping and are located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis,



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

### **IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:**

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



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



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



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

**APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:**

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

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

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

**ALLOWANCE OF CHURCHES:**

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



The following information is provided in response to that direction:

**Existing Condition:**

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

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

**The Project:**

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

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



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

#### **Issues of Consideration:**

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

#### Alcohol Licensing Requirements:

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

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

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

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

#### Riverside County Agricultural Commissioner's Requirements:

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



**Options for Consideration:**

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

OPTION 1 – Allow Churches in the Project:

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

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

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

OPTION 2 – Remain with the existing Project Proposal:

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

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

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

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

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

**RECOMMENDATION:**

DISCUSS AND CONTINUE to August 29 or September 26, 2012

**INFORMATIONAL ITEMS:**

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

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



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

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

# Disc 2



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# **Wine Country Community Plan**

**Planning Commission Hearing – August 22, 2012**

Agenda Item No.3.1





# Temecula Valley Wine Country – Context



Wine Country Community Plan





## Temecula Valley Wine Country Community Plan

- Community Plan – Project Components:
  - General Plan Amendment (GPA No. 1077)– Southwest Area Plan
  - Zoning Ordinance Amendment No. 348.4729
  - Program Environmental Impact Report No. 524 (PEIR No. 524)



## Wine Country Community Plan – Objectives

- County, under Sup. Stone's leadership, initiated a Community Plan in 2008 to ensure that:
  - Viticulture potential, rural lifestyle and equestrian activities are protected
  - Appropriate level of commercial tourist activities are allowed
  - Future growth is coordinated to avoid land use conflicts
  - Appropriate level of public facilities, services and infrastructure is provided with growth





# Temecula Valley Wine Country Community Plan

- Presentation Outline:
  - Requirements to Regulate Noise;
  - Implementation of the Proposed Trails Network;
  - Application of Ordinance Amendment No. 348.4729;  
and
  - Allowance of Churches.



## Requirements to Regulate Noise

- Experience with existing conditions:
  - Database to track all existing wineries and associated activities
  - 46 wineries or commercial uses were operating without the appropriate County approvals
  - Code Enforcement notices and violations
  - Created weekend enforcement and dedicated phone-line



## Requirements to Regulate Noise

- Implementation of the Project:
  - General Plan Amendment No. 1077;
  - Zoning Ordinance Amendment No. 348.4729; and
  - Program Environmental Impact Report No. 524





## Requirements to Regulate Noise

- Implementation of General Plan Amendment No. 1077:
  - Requires larger lot sizes for residential subdivisions (SWAP 1.5),
  - Promotes clustered development (SWAP 1.15), and
  - Reinforces wineries and equestrian establishments as the primary use for all incidental commercial activities and requires larger lot sizes for higher intensity incidental uses (SWAP 1.4, 1.11, 1.12 and 1.13 ).



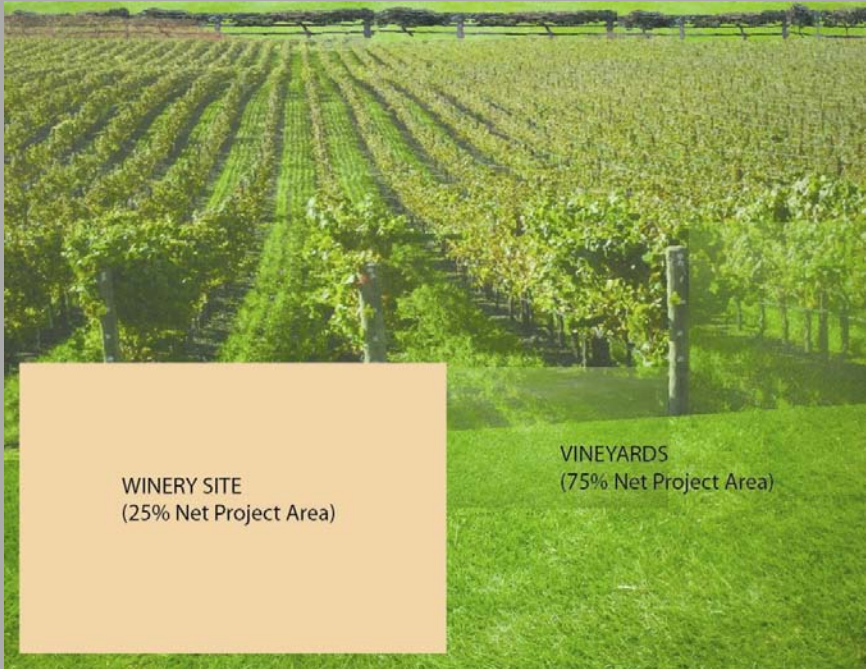
# Requirements to Regulate Noise







# Requirements to Regulate Noise



WINERY SITE  
(25% Net Project Area)

VINEYARDS  
(75% Net Project Area)



COMMERCIAL - EQUESTRIAN  
ESTABLISHMENT  
(25% Net Project Area)

EQUESTRIAN LANDS  
(75% Net Project Area)





## Requirements to Regulate Noise

- Implementation of Zoning Ordinance 348 (Amendment No. 348.4729):
  - Establishes four Wine Country Zones to permit uses per their parcel sizes, implement the General Plan and protect and promote three distinct lifestyles:
    - Existing Wineries and Wine Industry;
    - Equestrian Uses; and
    - Residential Subdivisions.
  - Provides specific development standards, such as site layout and design, setbacks and limiting rooms per acre, that are anticipated to reduce the region's noise related conflicts.




## Requirements to Regulate Noise

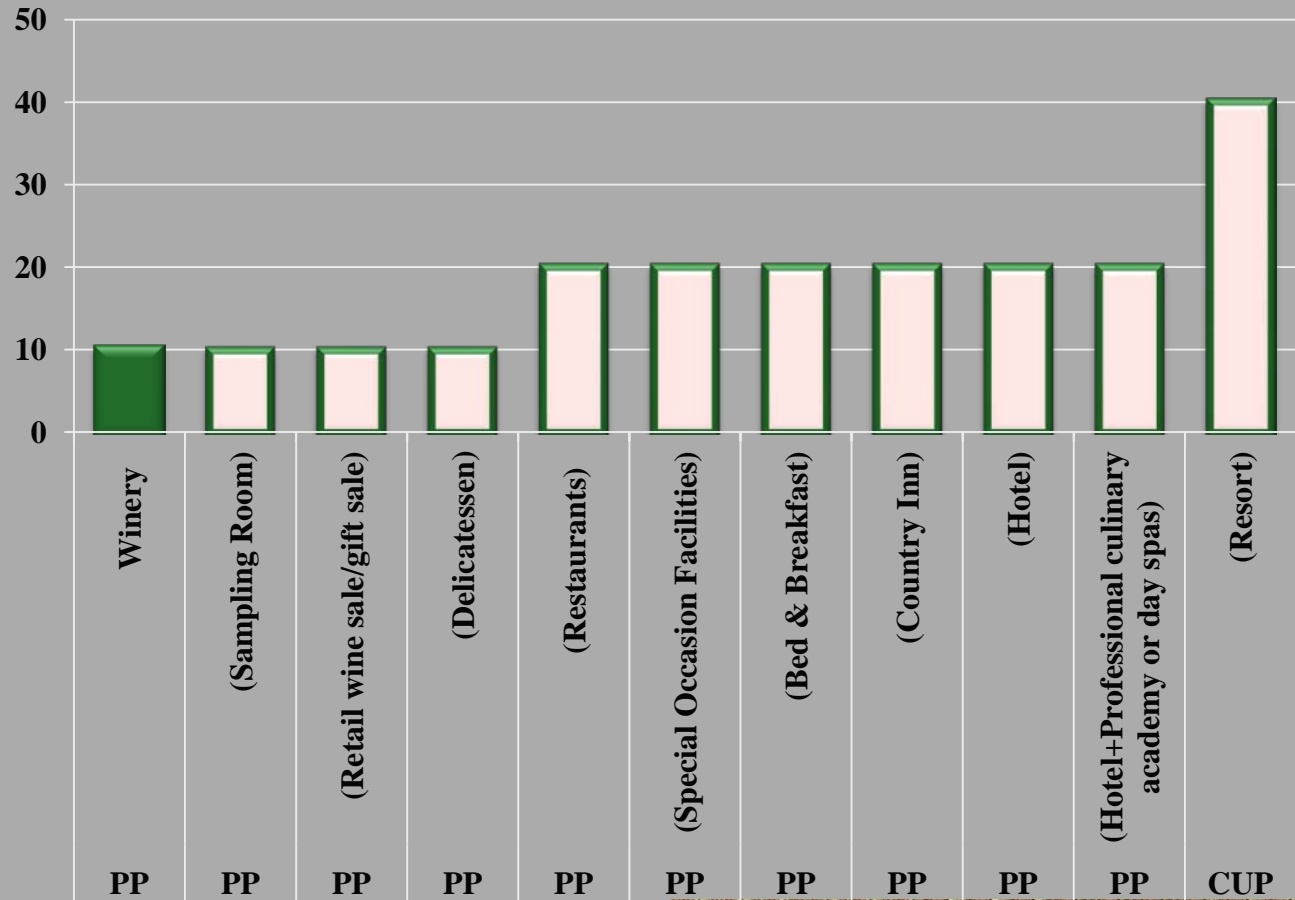
- Incidental commercial uses to a Winery in the Wine Country–Winery Zone:
  - Section 14.92.b.5. allows special occasion facilities, bed and breakfast inn, country inn, hotel and restaurant through a plot plan on **20** acres minimum.
  - Section 14.92.c.2. allows resorts (with amphitheaters and golf courses) through a conditional use permit on **40** minimum acres.



# Requirements to Regulate Noise

## Wine Country-Winery District: Permitted Uses and Minimum Acreages

-  Winery
-  Winery +  
(Incidental  
Commercial Use)







## Requirements to Regulate Noise

- Incidental commercial uses with a Commercial Equestrian Establishment in Wine Country–Equestrian Zone:
  - Section 14.94.b.5 allows commercial equestrian establishments through a plot plan on **10** acres minimum.
  - Section 14.94.b.6 allows petting zoos, polo-grounds, and horse show facilities through a plot plan on **10** acres minimum.
  - Section 14.94.b.7 allows western style stores and restaurants through a plot plan on **20** acres minimum.



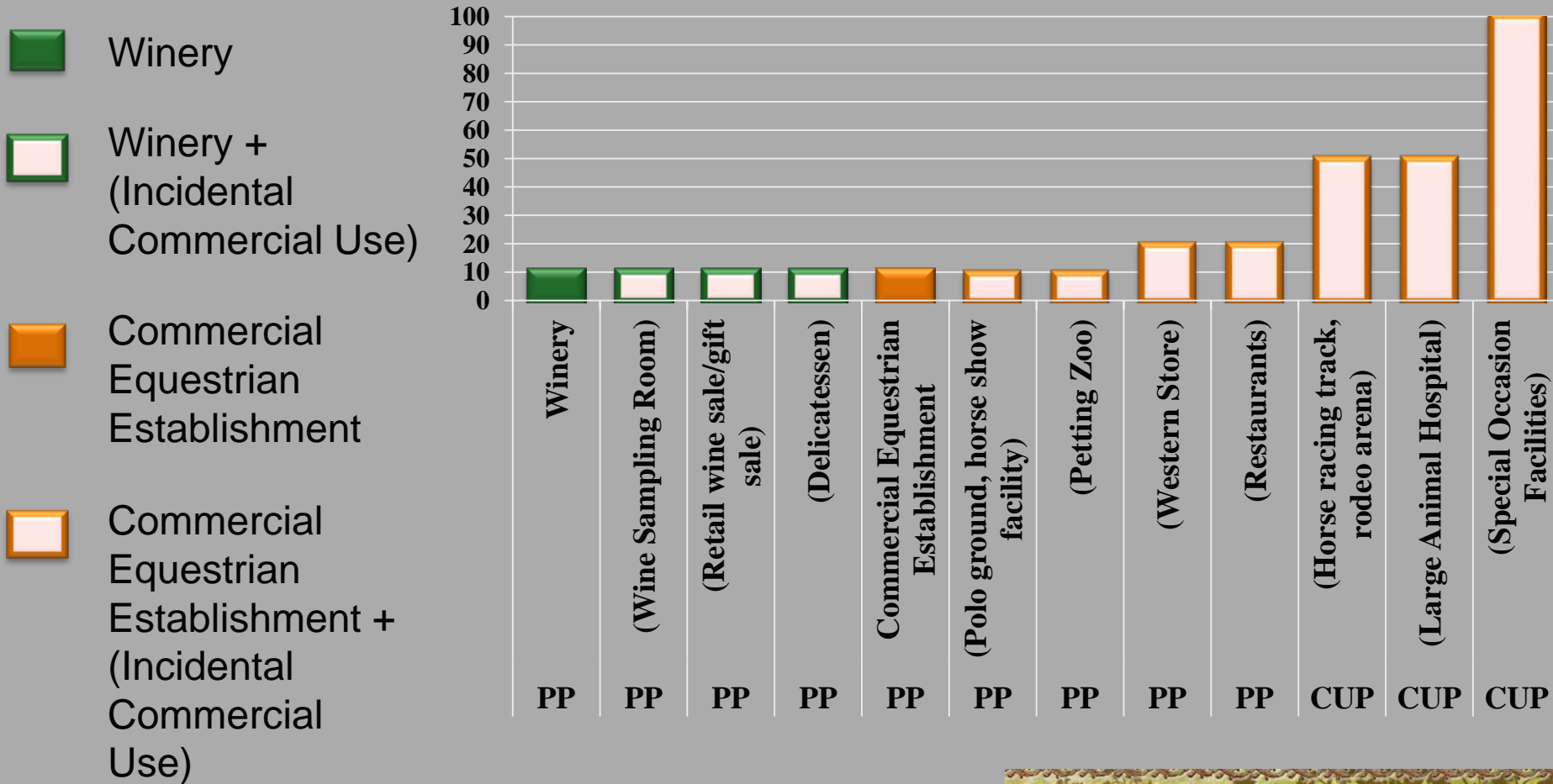
## Requirements to Regulate Noise

- Incidental commercial uses with a Commercial Equestrian Establishment in Wine Country–Equestrian Zone:
  - Section 14.94.c.2 allows horse racing tracks or rodeo arenas and large scale hospitals through a conditional use permit on **50** acres minimum.
  - Section 14.94.c.3 allows special occasion facilities through a conditional use permit on **100** acres minimum.



# Requirements to Regulate Noise

## Wine Country-Equestrian District: Permitted Uses and Minimum Acreages







## Requirements to Regulate Noise

- Development Standards for Permitted Uses:
  - Section 14.96.a.1 requires site layout and design to minimize noise impact and compliance with Ordinance No. 847.
  - Section 14.96.e.4 provides setback requirements for special occasion facilities.
  - Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened and are located and designed in such a manner as to minimize noise impacts to adjacent properties.



## Temecula Valley Wine Country Community Plan

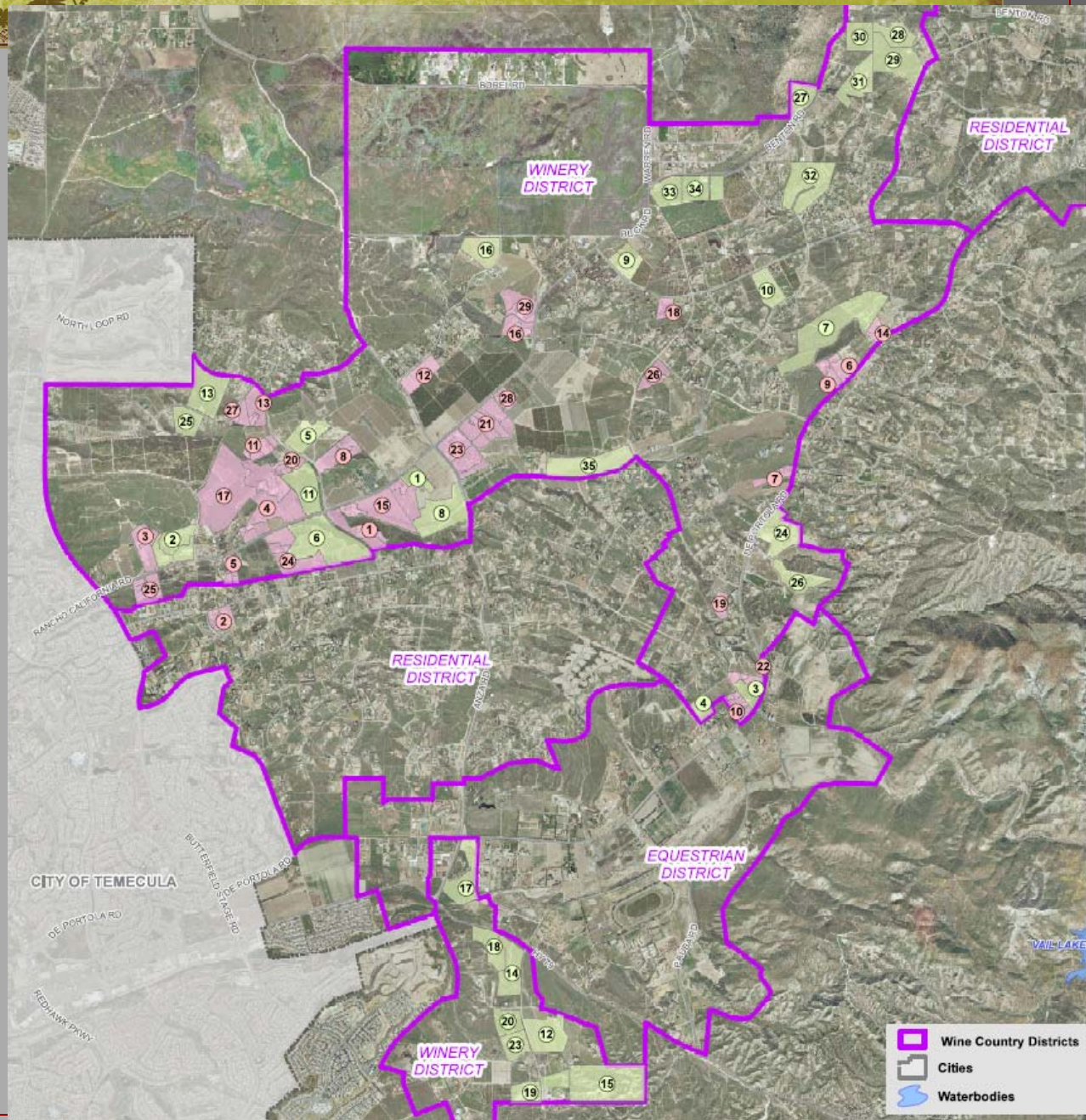
- Development Standards for Permitted Uses:
  - Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
  - Section 14.97.f.5 limits two hotel rooms per gross acre for lodging facilities.
  - Section 14.97.f.10 ensures that loading, trash, and service areas for lodging facilities are screened by structures or landscaping and is located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.



## Requirements to Regulate Noise

- Implementation of Noise Mitigation Measures of Draft Program Environmental Impact Report No. 524:
  - Provides Exhibit 4.12-2, which identifies Existing and Anticipated Winery Sites with Special Occasion Facilities potential.
    - It is speculative to predict the nature, frequency, scale, and site-specific design feature of these future special occasion facilities.
  - Provides Mitigation Measures to reduce noise impacts from implementing projects, specifically noise from construction activities, winery operations and special occasion facilities.







## Requirements to Regulate Noise

- Noise Mitigation Measures:
  - NOI-1: Noise reduction measures during grading and building activities including hours of operation, nature and operation of construction equipment construction activities and stationary sources
  - NOI-2: Requirement to respond to and track complaints pertaining to construction noise





## Requirements to Regulate Noise

- Noise Mitigation Measures:
  - NOI-3: Review of a new winery or expansion of an existing winery by the Riverside County Office of Industrial Hygiene:
    - The hours of operation for tasting rooms and shipping associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country-Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country-Equestrian and Residential Districts.
    - Nature and operation of mechanical equipments (de-stemming, crushing, and refrigeration), shipping facilities, parking and access roads are outlined and possible design features are suggested to address noise concerns.





## Requirements to Regulate Noise

- Noise Mitigation Measures:
  - NOI-4: Requirement of Noise Study or Acoustical Analysis for all special occasion facility prior to approval.
    - Review and comments by the Office of Industrial Hygiene
    - Develop conditions to address noise impacts
    - Receive permits for noise mitigations prior to the issuance of any building permit
    - Construct/implement noise mitigation measures prior to issuance of occupancy permit



## Requirements to Regulate Noise

- Noise Mitigation Measures:
  - NOI-6: Ensure proper enforcement of the County requirements and project conditions:
    - After issuance of two Code Violation Notices for excessive noise, perform noise measurements during the special events by the Office of Industrial Hygiene.
    - Reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility if violations are found.
    - Require to pay fees assessed per the Department's hourly rates



## Requirements to Regulate Noise

- Noise Mitigation Measures:
  - NOI-5: Requirements for a special occasion facility operation by the Riverside County Office of Industrial Hygiene
    - Provides guidance on vendor notifications, clean-up activities, operation of outdoor speakers and audio equipments etc.
  - NOI-7: Address from elevated groundborne noise and vibration levels



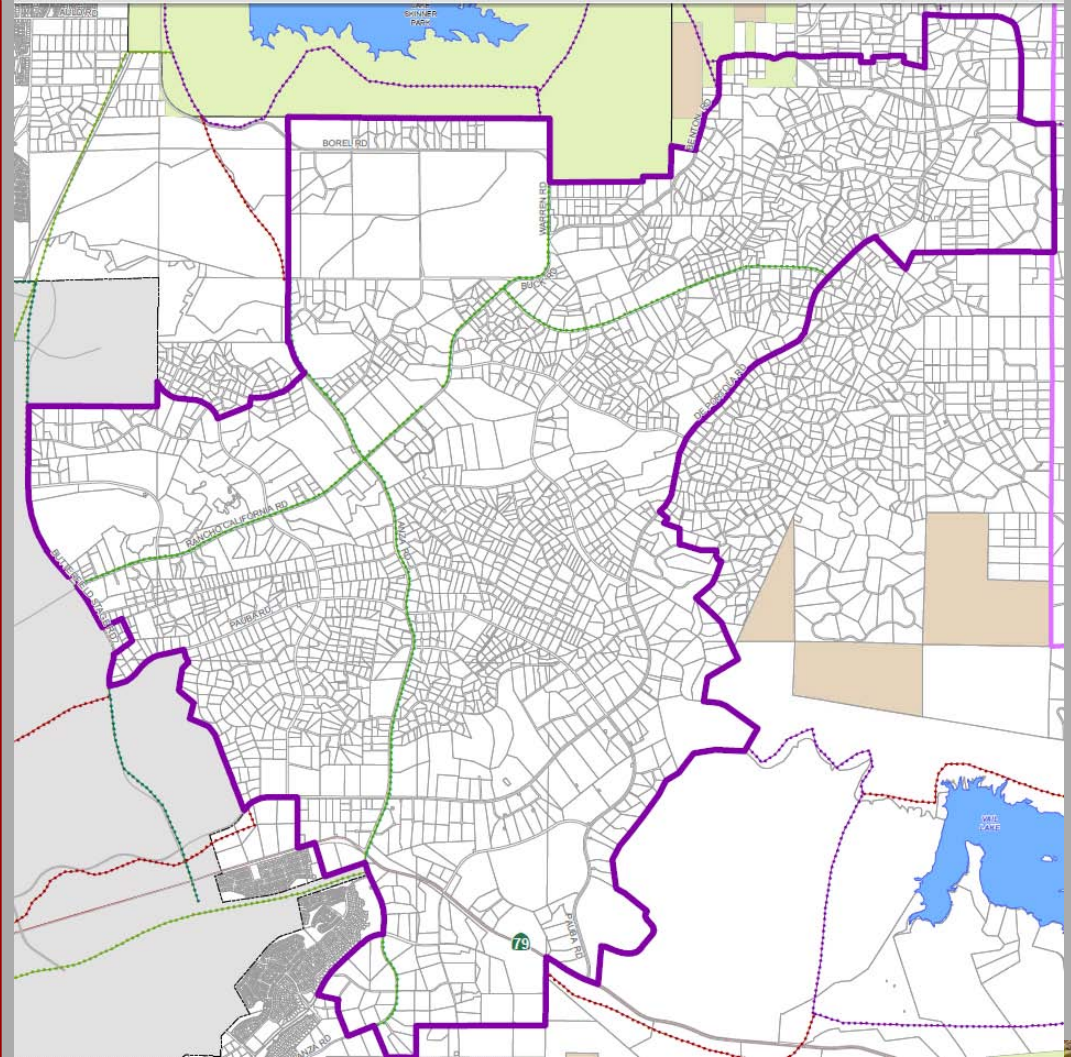
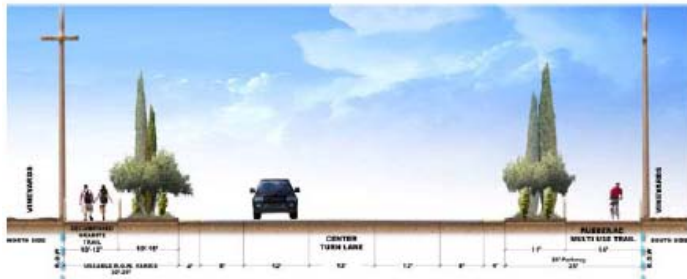


RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# Implementation of Proposed Trails Network

## Combination Trails (Class I Bikeway/Regional Trail)

- Combination Trails include both a Class I Bikeway and a Regional Trail, which split between two sides of the street.
- Current Proposal – Approx. 79,000 Ln. Ft.



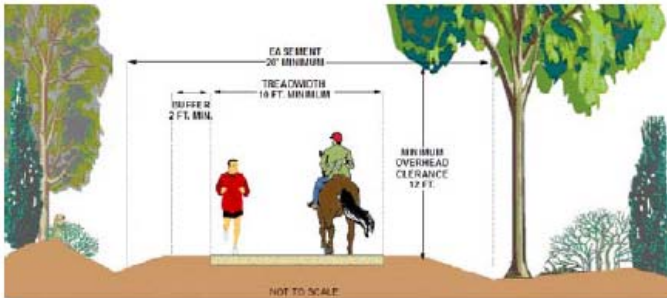
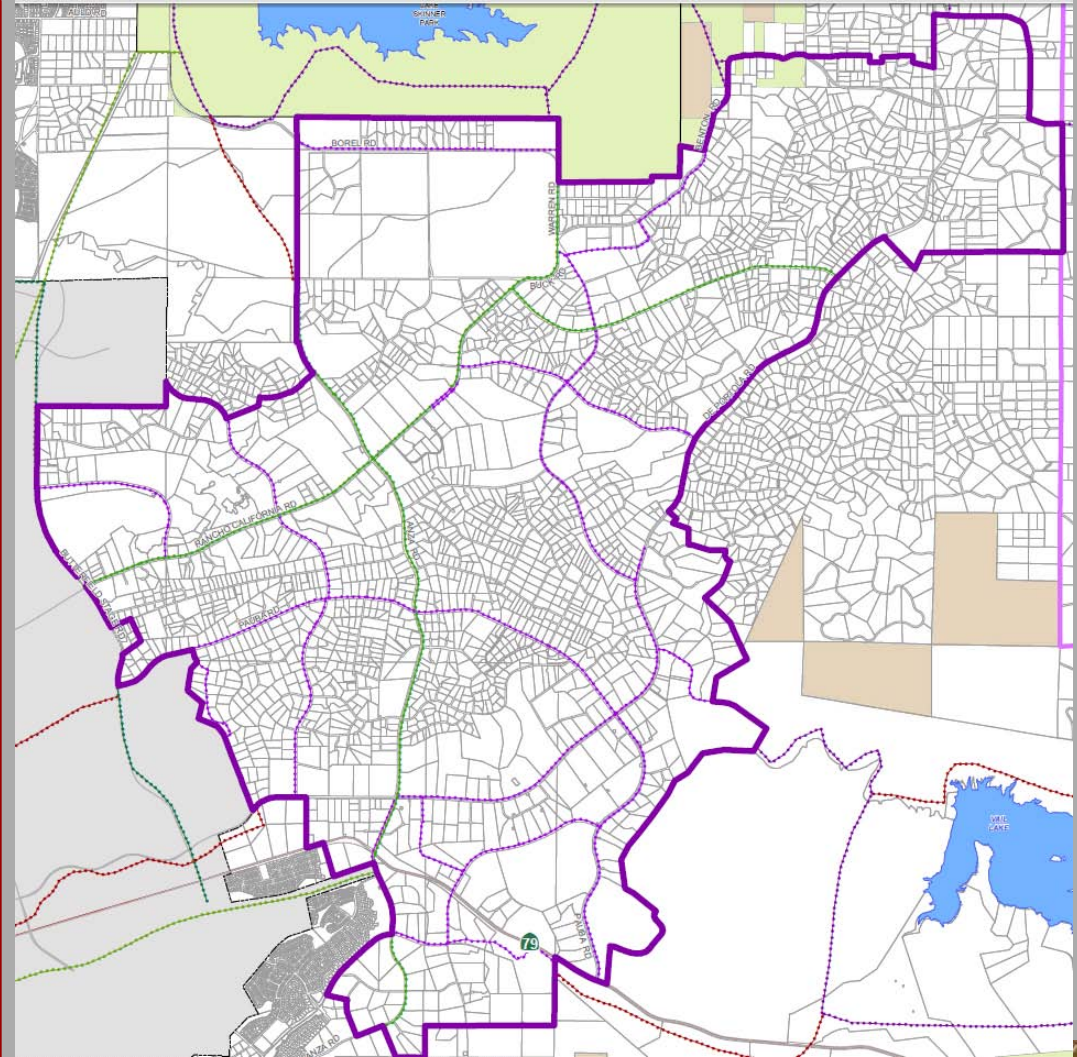




# Implementation of Proposed Trails Network

## Regional Trails

- These long distance unpaved soft surface trails are designed to provide linkages between communities, regional parks, and open space areas.
- Current Proposal – Approx. 175,000 Ln. Ft.



REGIONAL TRAIL - IN RURAL AREAS

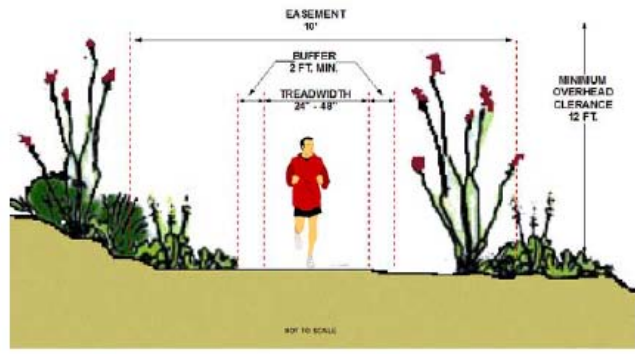




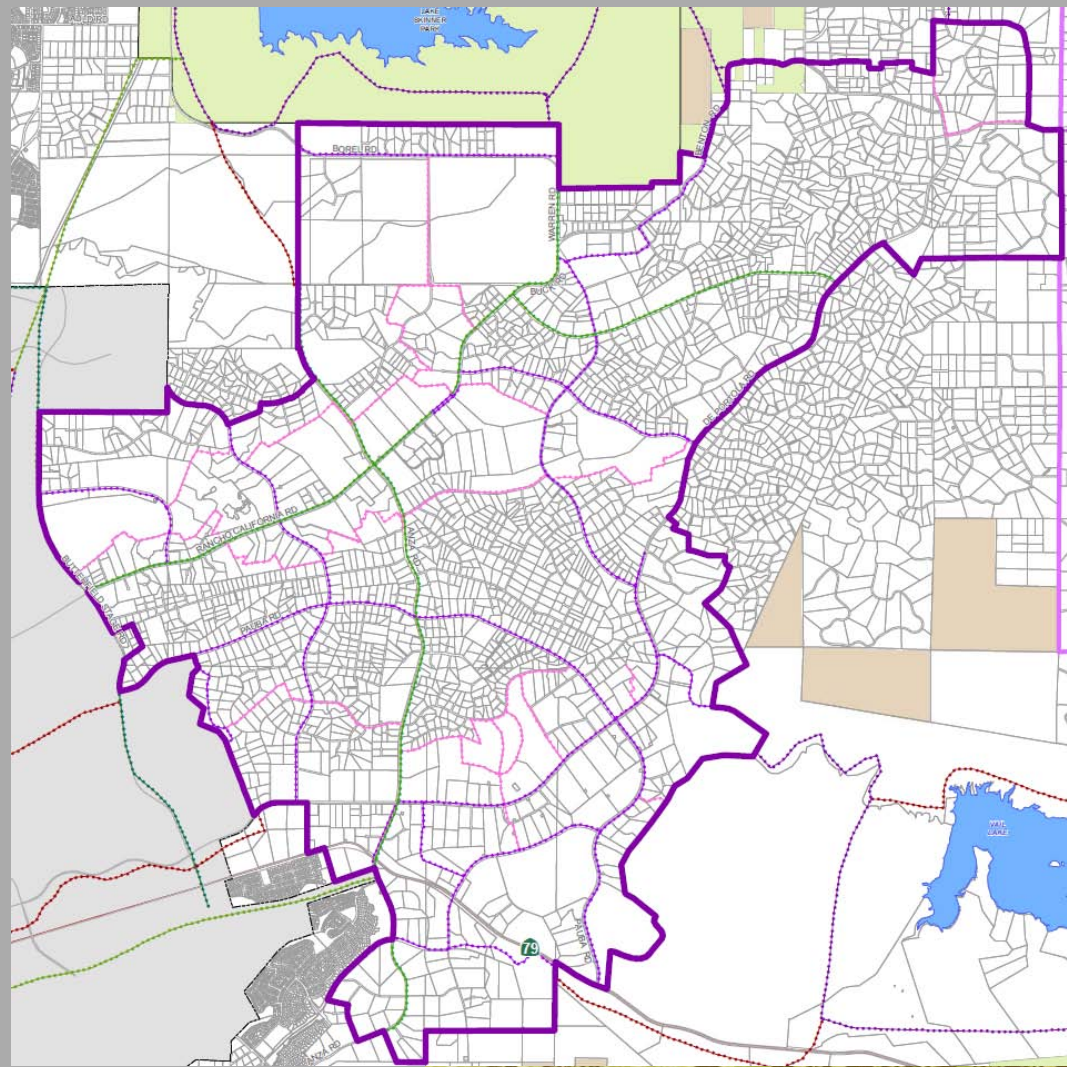
# Implementation of Proposed Trails Network

## Regional Trails in Open Space Areas

- This is a sub-classification of Regional Trails. These trails are usually pre-existing paths within open-space areas; these dirt surface trails require minimal maintenance.
- Current Proposal – Approx. 111,000 Ln. Ft.



REGIONAL TRAIL - IN OPEN-SPACE AREAS





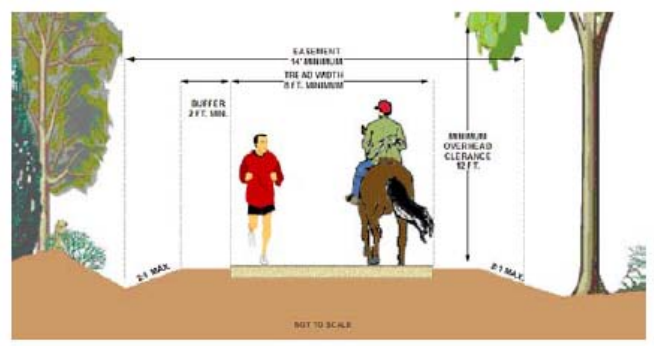


RIVERSIDE COUNTY  
PLANNING DEPARTMENT

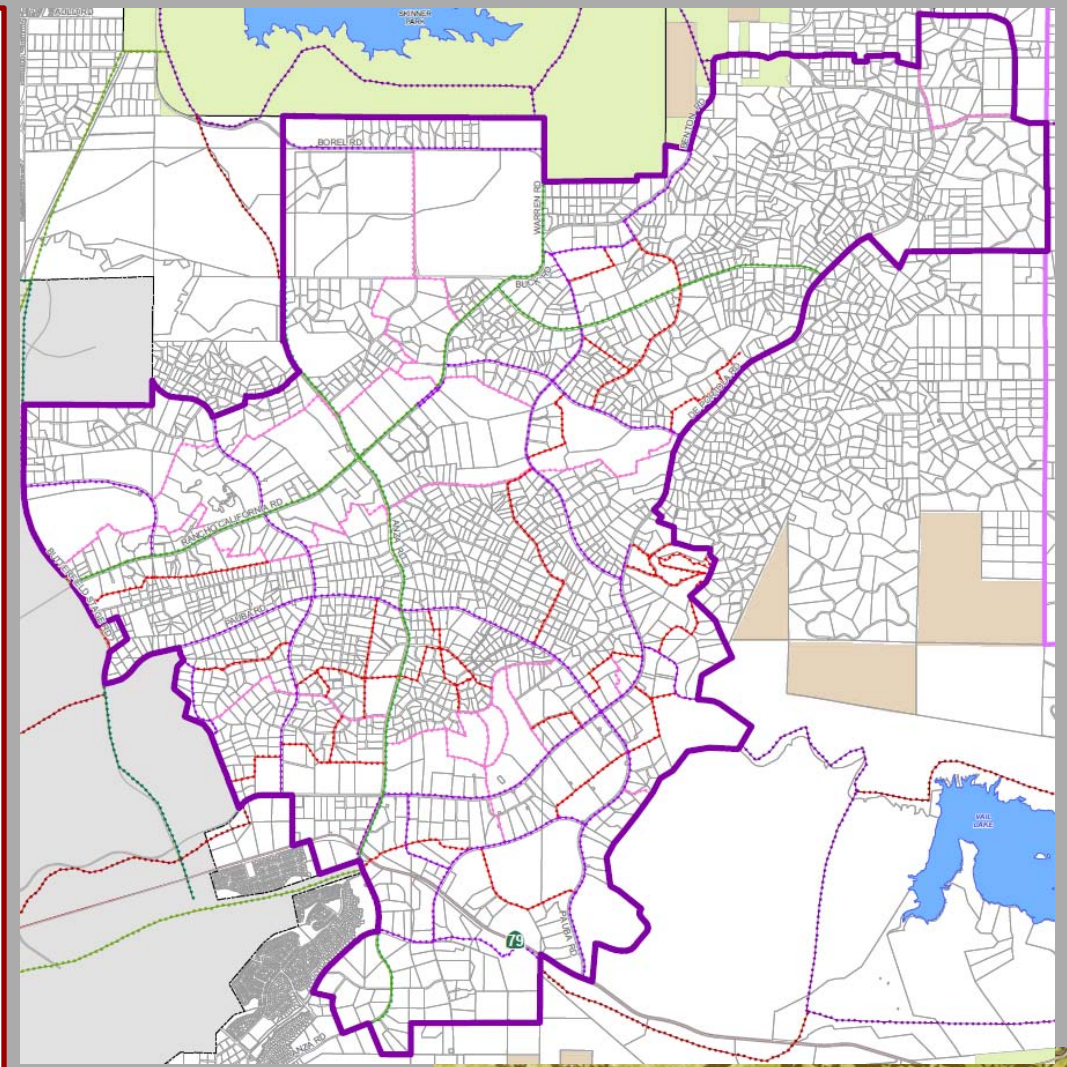
# Implementation of Proposed Trails Network

## Community Trails

- These soft surface trails link communities to each other and to the regional trails system.
- Current Proposal – Approx. 138,000 Ln. Ft.



COMMUNITY TRAIL





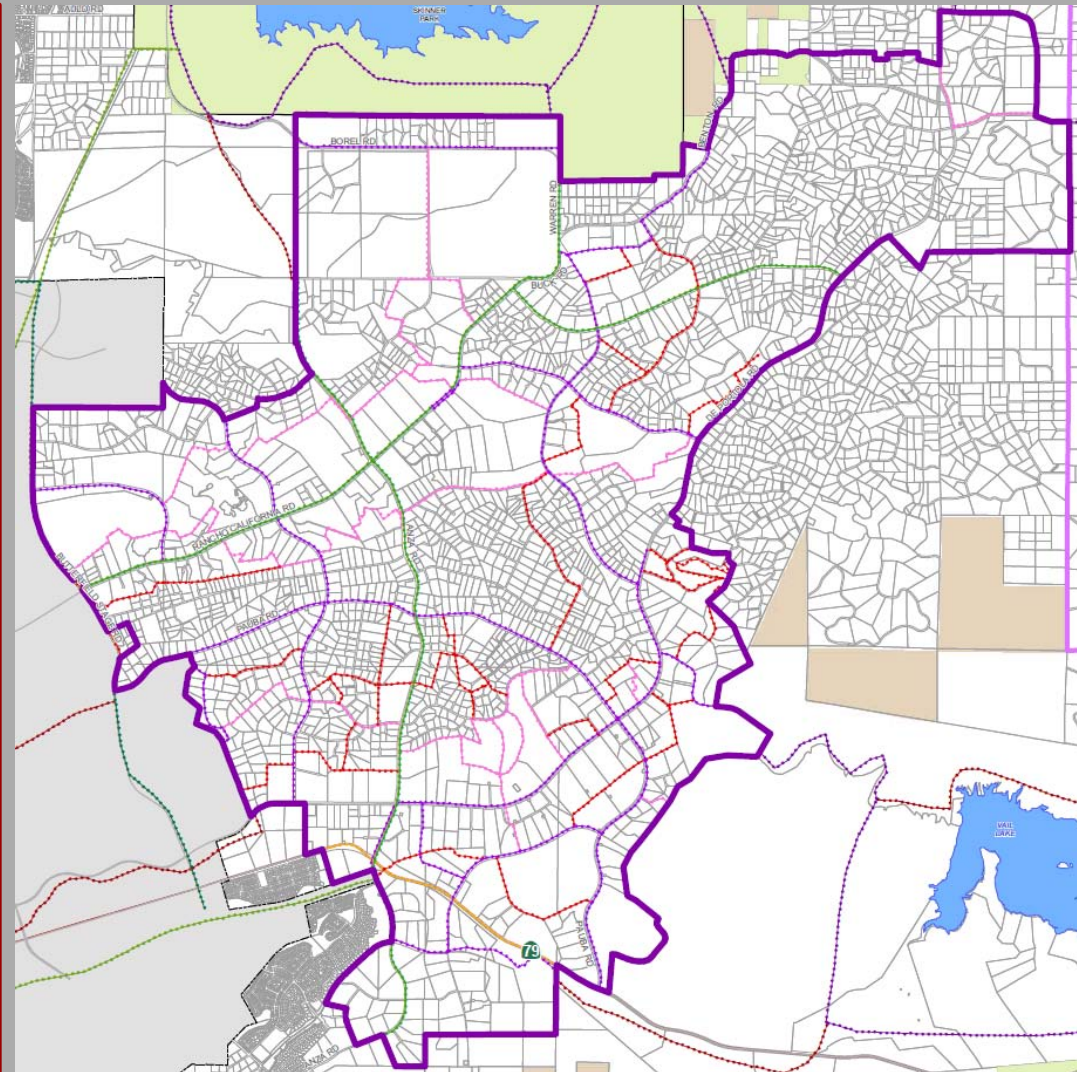


RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# Implementation of Proposed Trails Network

## Historical Trails

- The general location of the historic Southern Emigrant Trail is shown on the General Plan map along State Route 79.
- Current Proposal – Approx. 11,000 Ln. Ft.



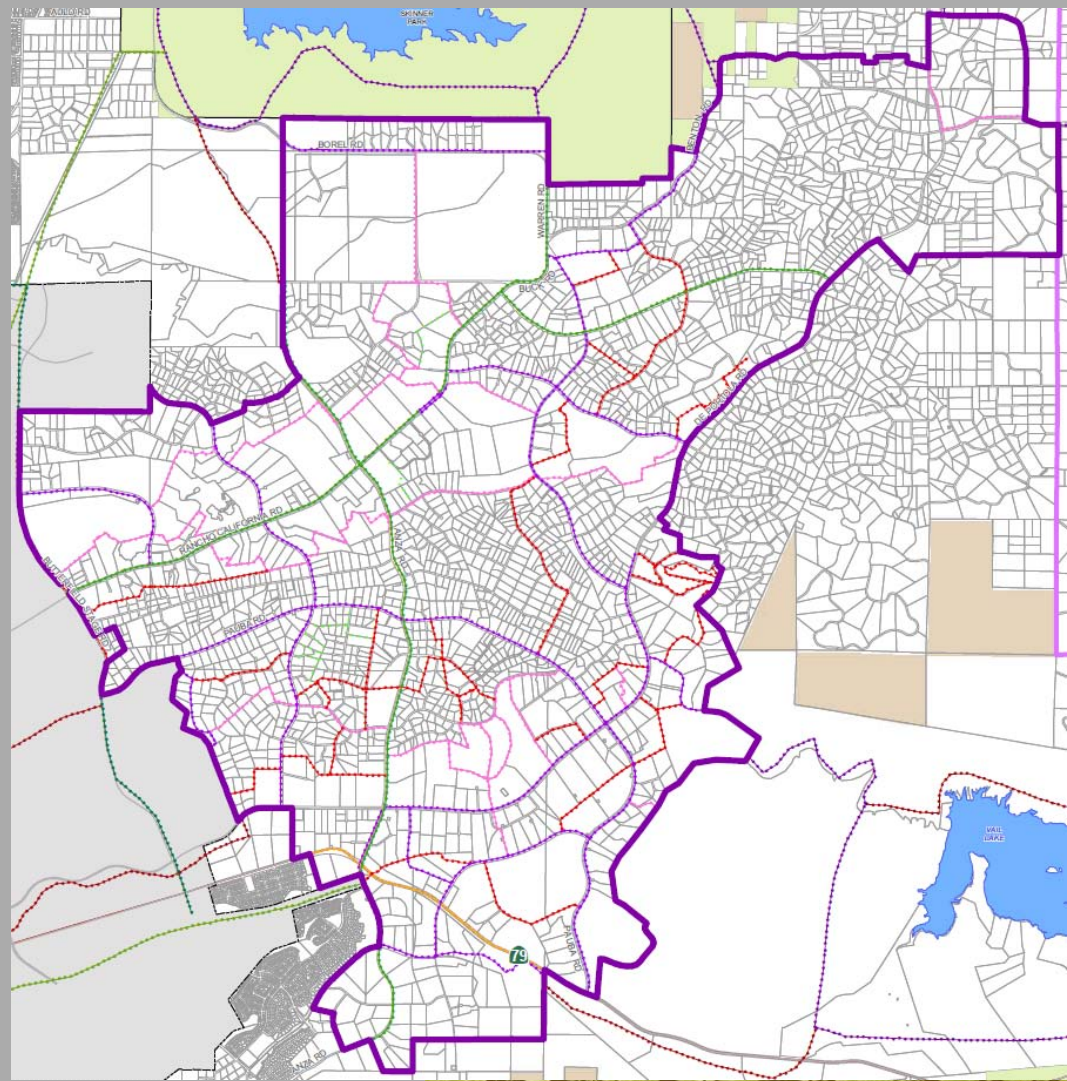


RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# Implementation of Proposed Trails Network

## Private Trails

- These trails are provided by private owners to encourage patrons.
- Current Proposal – Approx. 15,000 Ln. Ft.



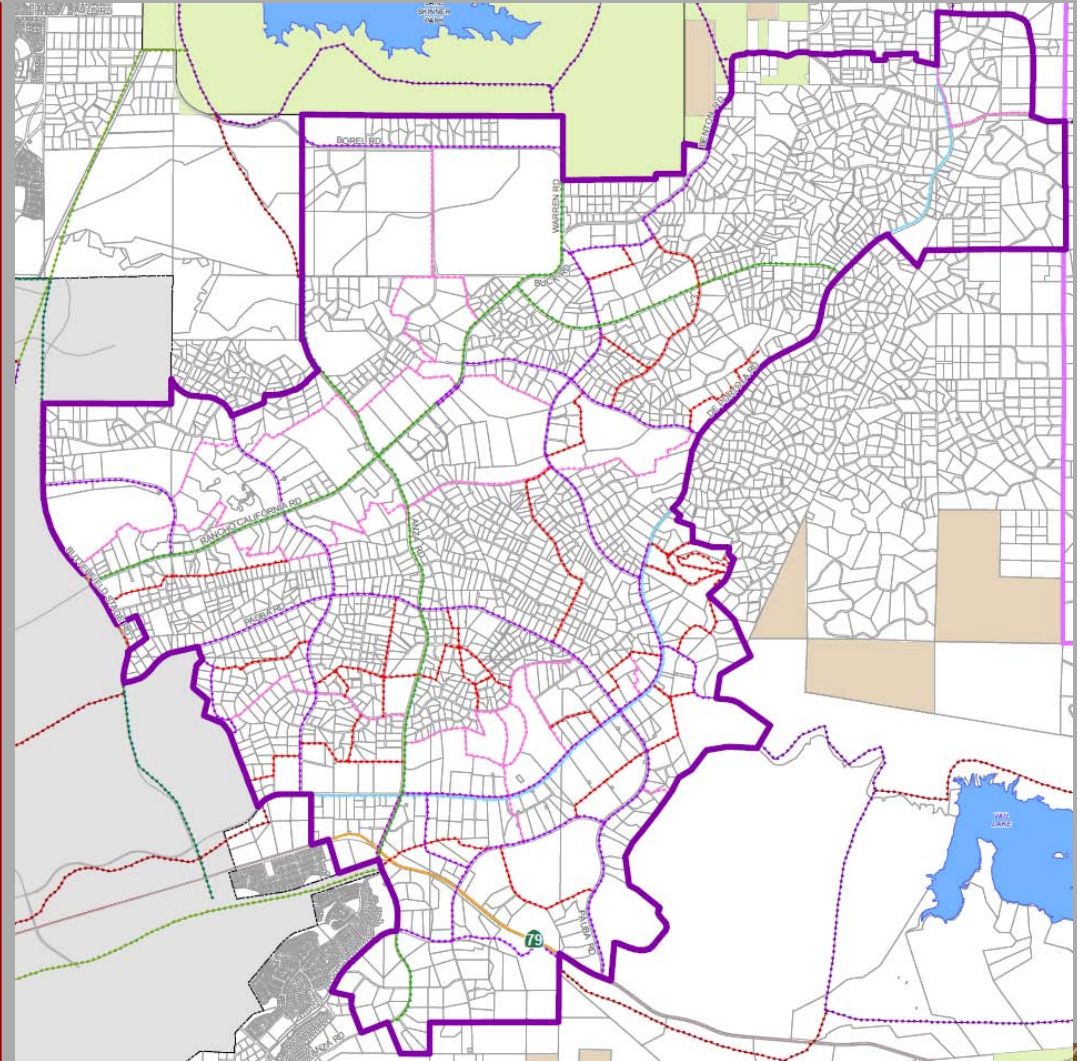




# Implementation of Proposed Trails Network

## Class III Bikeway

- Class III Bike Paths are not marked on the pavements, but are supported by signage.
- Current Proposal – Approx. 59,000 Ln. Ft.





## Application of Ordinance Amendment No. 348.4729

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



## Allowance of Churches

- Existing Conditions:
  - Churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification; however, they are permitted in 27 of the County's 38 zoning classifications
  - The Project's boundaries apply to approximately 18,990 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Project applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other places of worship elsewhere.





## Allowance of Churches

- The Project:
  - On December 28, 2009, the County issued a Notice of Preparation for the Wine Country Community Plan Program Environmental Impact Report No. 524 (PEIR No. 524).
  - January 19, 2010, the County held a Scoping Meeting to discuss the scope and content of the environmental information for the PEIR No. 524.
  - In March of 2011, Calvary Church submitted a Plot Plan application to expand its existing church that is operating as a legal non-conforming use Public Use Permit No. 798 (PUP No. 798). PUP No. 798 was approved in 1999.



## Allowance of Churches

- The Project:
  - In September of 2011, the Planning Department developed a screen-check version of the PEIR No. 524, which established the cut-off date for the proposed projects to be included in the cumulative analysis. Since Calvary Church expansion application was filed prior to this date, it was included in the PEIR's cumulative analysis for the Project.
  - On December 05, 2011, the County issued a Notice of Availability of the Draft PEIR No. 524 for 60-days public review and comment period.



## Allowance of Churches

- Issues of Consideration:
  - Alcohol Licensing Requirements for License #2 per California Business and Professional Code Section 23358(d):

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





## Allowance of Churches

- Issues of Consideration:
  - Alcohol Licensing Requirements for License #47 per California Business and Professional Code Section 23789:
    - a) *The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals,*
    - b) *The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.*



## Allowance of Churches

- Issues of Consideration:
  - Riverside County Agricultural Commissioner's Requirements for pesticide application in San Jacinto District:
    - No foliar applications of pesticides are allowed within  $\frac{1}{4}$  mile of a school in session; and
    - No aircraft applications of pesticides are allowed within  $\frac{1}{2}$  mile of a school in session.



## Allowance of Churches

- Options for Consideration:
  - Option 1- Allow Churches in the Project
    - In the appropriate section of the General Plan and Zoning Ordinance incorporate language to allow churches, temples and places of religious worship as permitted uses:
      - Treat them similar to Special Occasion Facilities
      - Allow them in Winery and Equestrian Districts
      - Add a Definition in Zoning Ordinance Amendment
      - Add them in Permitted Uses
      - Provide Development Standards for them
    - Additional analysis will be necessary, which may cause recirculation of the Draft PEIR





## Allowance of Churches

- Options for Consideration:
  - Option 2-Remain with the existing Project Proposal
    - Continue to process current Project
    - Calvary Church continues to process the land use applications it submitted to the Planning Department



## Allowance of Churches

- Options for Consideration:
  - Option 3- Exclusion of Calvary Church parcels from the Project Boundary
    - GPA No. 1077: Figure 4 and 4a will be revised to remove the Calvary Church parcels
    - Upon adoption of GPA No. 1077, Calvary Church parcels will maintain existing land use designation and zoning classification.
      - Thus, amendment to C/V Zone to allow places of religious worship would be necessary.
      - May tier off the environmental analyses contained in PEIR No. 524



## Allowance of Churches

- Public Testimony/Letters for Consideration :
  - Approximately 2500 Petitions to allow churches and schools in Wine Country Policy Area
  - Approximately 1600 Petitions to protect viticulture potential of the area by prohibiting incompatible uses
  - Approximately 15 phone calls in support of churches
  - New letters and e-mails are provided





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Thank you...



## Allowance of Churches

- Issues of Consideration:
  - Zoning Ordinance Section 18.29 may permit Educational Institutes in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:
    - *Schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education.*



## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
  - To allow small-scale “Production Winery”
  - Under Section 14.91 (Definitions) make the following changes:
    - *COMMERCIAL WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine. Such facility may operate appurtenant and incidental commercial uses such as wine sampling rooms, retail wine sales, gift sale, delicatessens, restaurants, lodging facilities and special occasion facilities.*
    - *PRODUCTION WINERY: An agricultural facility solely designed and used to crush, ferment and process grapes into wine. The facility may also bottle and distribute such wine. The facility does not operate any appurtenant or incidental uses.*
    - ~~*WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine.*~~





## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
  - To allow small-scale “Production Winery”
  - Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following:
    - *Production Winery only in conjunction with an established on-site vineyard and a minimum parcel size of five (5) gross acres.*
  - Under Section 14.95 (Development Standards) add Production Winery Development Standards Section as the following:
    - *Production Winery Standards. In addition to the General Standards, the following standards shall apply to all production wineries in the WC zones:*
      - (1) *The minimum lot size shall be five (5) gross acres.*
      - (2) *The production winery shall be less than 1,500 square feet in size.*
      - (3) *A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.*



## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
  - To ensure winery operations prior to incidental commercial uses
  - Under Section 14.95 – Commercial Winery Development Standards add the following:
    - *Prior to issuance of the building permit for any incidental commercial uses, the commercial winery facility shall be constructed.*
    - *Prior to issuance of certificate of occupancy for any incidental commercial uses, the commercial winery facility shall be operational.*



## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
  - To allow limited wine-club events with a winery on 10 acres or more
  - Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following underlined language:
    - Commercial Winery, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres. Four (4) wine-club events per year, not to exceed 100 members, may be considered with a commercial winery.





## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
  - To allow 3 year exemption for use of 75% local grapes
  - Under Section 14.95 – Commercial Winery Development Standards delete the following:
    - *An exemption from this requirement may be requested for the first three years from the building permit's effective date. After the issuance of the certificate of occupancy, such exemption may only be extended twice for a one year duration, for a total exemption period not to exceed five years.*



## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues:
  - To remove 5 guests/acre requirement for Special Occasion Facilities
  - Under Section 14.95 – Special Occasion Facilities Development Standards delete the following:
    - ~~A maximum of five (5) guests per gross acre shall be permitted for a special occasion facility.~~



## Wine Country Community Plan – Outstanding Issues

- Land Use Policy Issues – Not in support:
  - To ensure on-site wine production
  - To require larger production capacity from larger wineries
  - To allow tasting room with “Production Winery”
  - To allow cooperative tasting rooms
  - To enforce that wineries use 75% local grapes
  - To use 300’ buffer for all incidental commercial uses on major roads



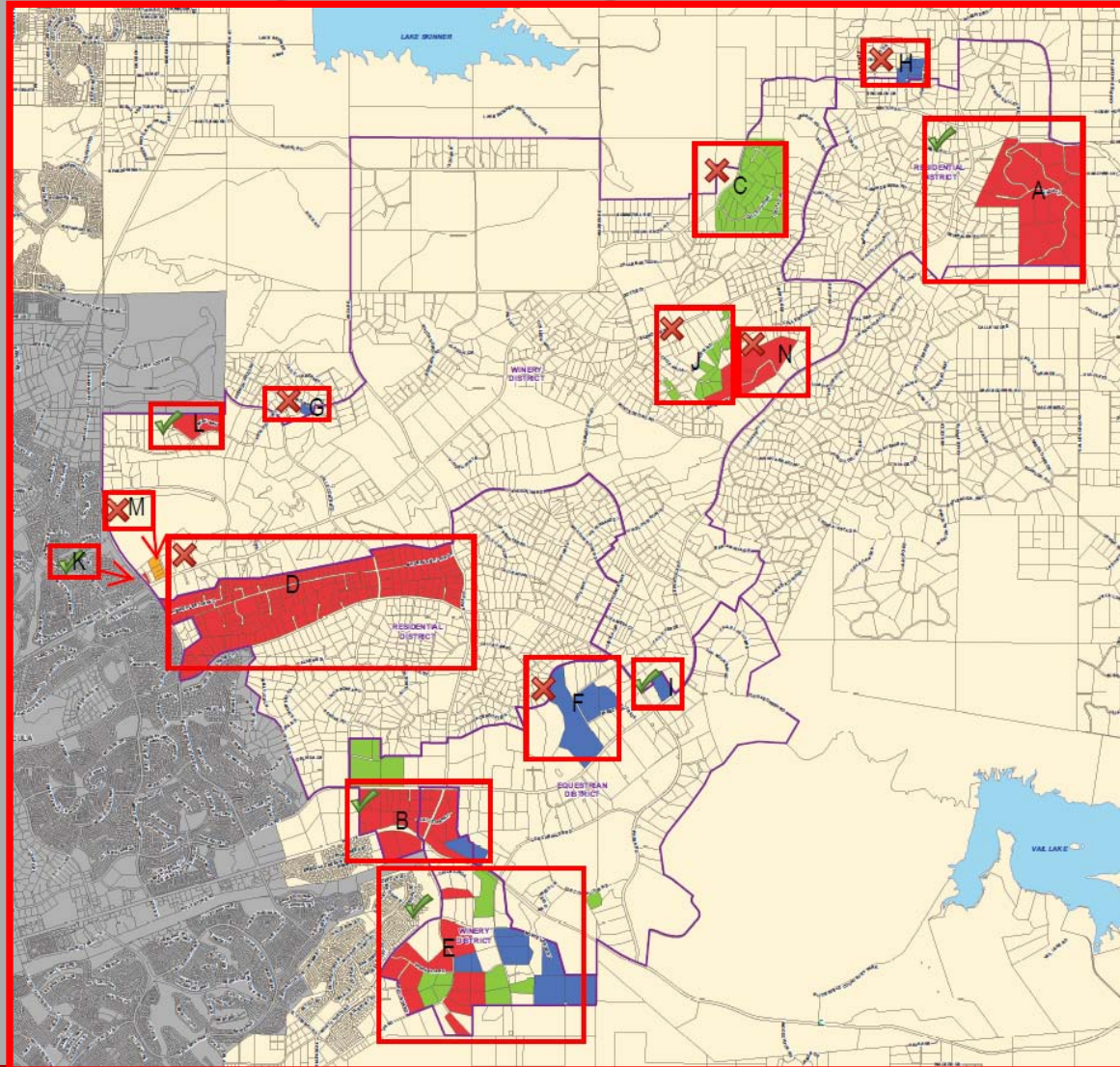


## Wine Country Community Plan – Outstanding Issues

- Project Area's Sub-regions:
  - Be added or removed from the Project Boundary
  - Be considered for a different district of the Policy Area



# Wine Country Community Plan – Outstanding Issues







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group A

Property Owner: Kali P. Chaudhuri

Requests: To exclude parcels from Wine Country Community Plan

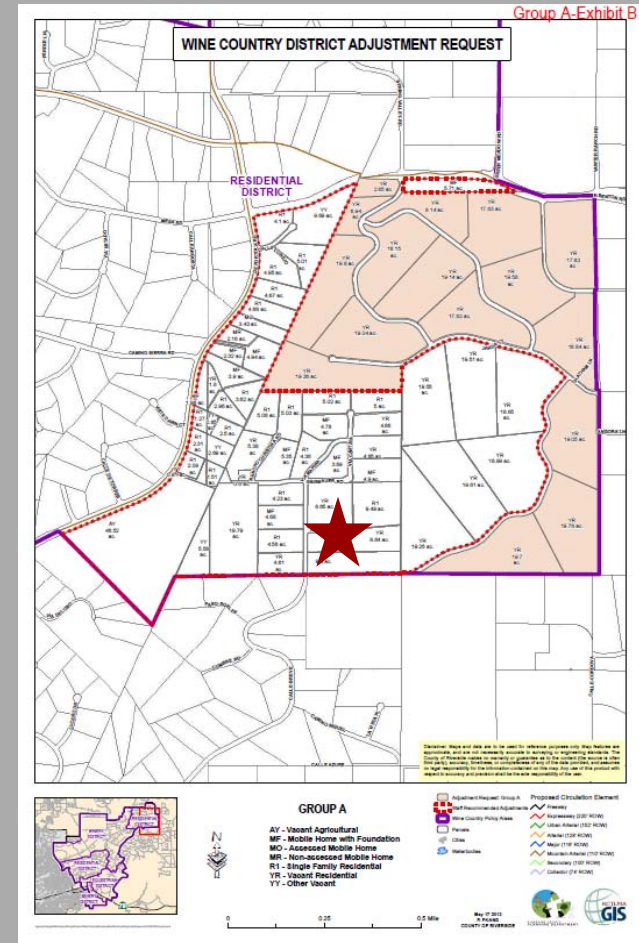
Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A, R-5, R-R

Opportunities/Constraints: 25% slope

Staff Recommendation: Due to steep topography and MSCHP potential, staff recommends removal of this group from the Community Plan boundary.

 Mr. & Mrs. Norris: Property owners support staff recommendation to exclude parcels from the Wine Country Community Plan.









# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group B (Mr. Chavez)

Property Owner: Dave Chavez

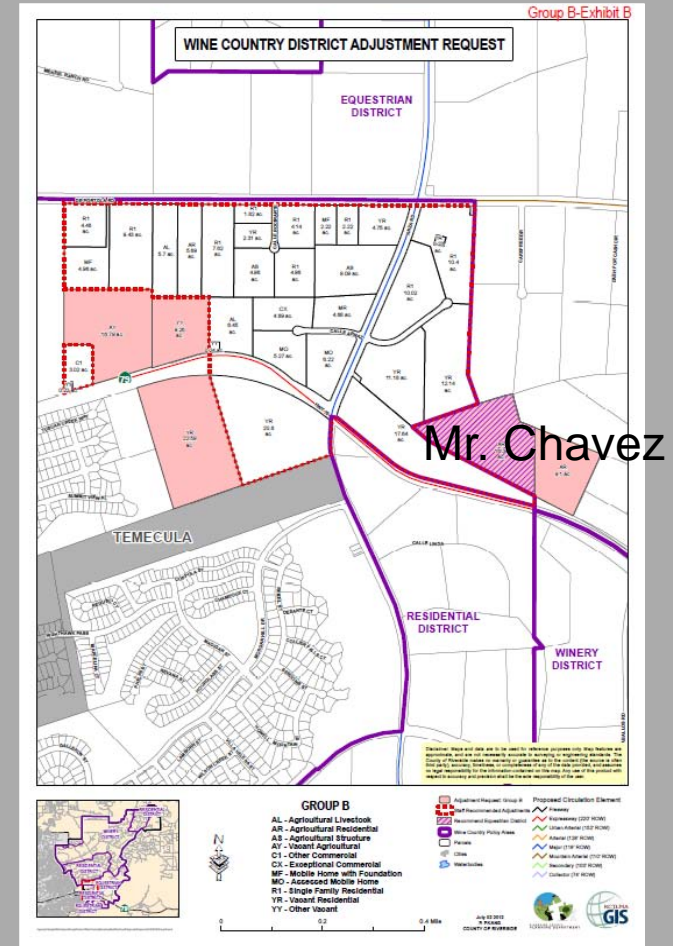
Requests: To add parcels in the Winery District

Existing General Plan Land Use designation:  
Commercial Tourism with the Valle de los Caballos  
Policy Area

Existing Zoning Classifications: R-R

Opportunities/Constraints: Existing urban/suburban  
type of uses surrounding parcels

Staff Recommendation: For Mr. Chavez's property,  
staff recommends Equestrian District which would  
allow a Winery on 10 acres (total acres for his parcels  
are 25.44 acres).





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group C

Property Owner: John Cooper, representing various owners

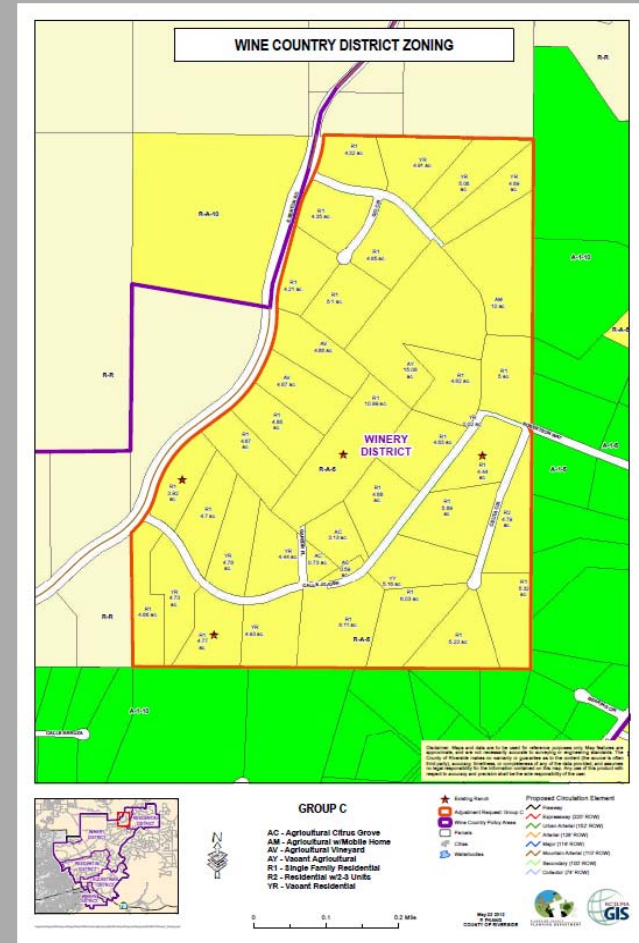
Requests: To add parcels to Equestrian District

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing Zoning Classification allows for non-commercial horse keeping.

Staff Recommendation: The existing equestrian use may continue operation if it was established legally. The project will not change their zoning classification; therefore, recommend keeping parcels within the Winery District.









# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group E

Property Owner: Various owners

Requests: Various including exclusion from the Community Plan, or inclusion in Equestrian District, Residential District or Winery District

Existing General Plan Land Use designation: Agriculture, Rural Mountainous and Rural Residential

Existing Zoning Classifications: R-A, R-1, R-R, A-1

Opportunities/Constraints: The Morgan Hill Community is directly west of this area. Some of these parcels are associated with General Plan Amendments to increase density yields.

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.

**Wine Country Community Plan**  
**MORGAN HILL**  
 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,  
 Dear Chairman Snell, and Planning Commissioners Petty, Porras, Roth, and Zuppardo,  
 In our previous letters of March 23, 2011 and Exhibit E 2012, we discussed a provision to allow wineries homes in the community of Morgan Hill would be allowed to include amplified Morgan Hill homes and the community and there is an elementary school not sound levels from the amplifiers. Life of these Homeowners, and Home facilities, and area school children.  
 Now, there is a compromise option for Alternative) which takes the area out "Winery (Hospitality) District", and divi acre minimum), Winery, and Equestri  
 Based on this option, we would like to comments:  
 • This option provides a significant Morgan Hill and the now proposed  
 • This option would reduce significant Morgan Hill.  
 • For Morgan Hill, the creation of a alternative than that of the current  
 • We understand that there may be amendments for this area south of decisions on any of these General  
 22994 Fringe Leap Street  
 Temecula, CA 92592  
 www.ci.temecula.ca.us  
 RECEIVED  
 Planning Dept.  
 MAY 2 2 2011  
 City of Temecula  
 Community Development Dept.  
 41500 Main Street • Temecula, CA 92590  
 Mailing Address: P.O. Box 9033 • Temecula, CA 92586-9033  
 Phone (951) 691-6400 • Fax (951) 691-6177 • 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, 2009.  
 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.









# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group G

Property Owner: Barry Yoder

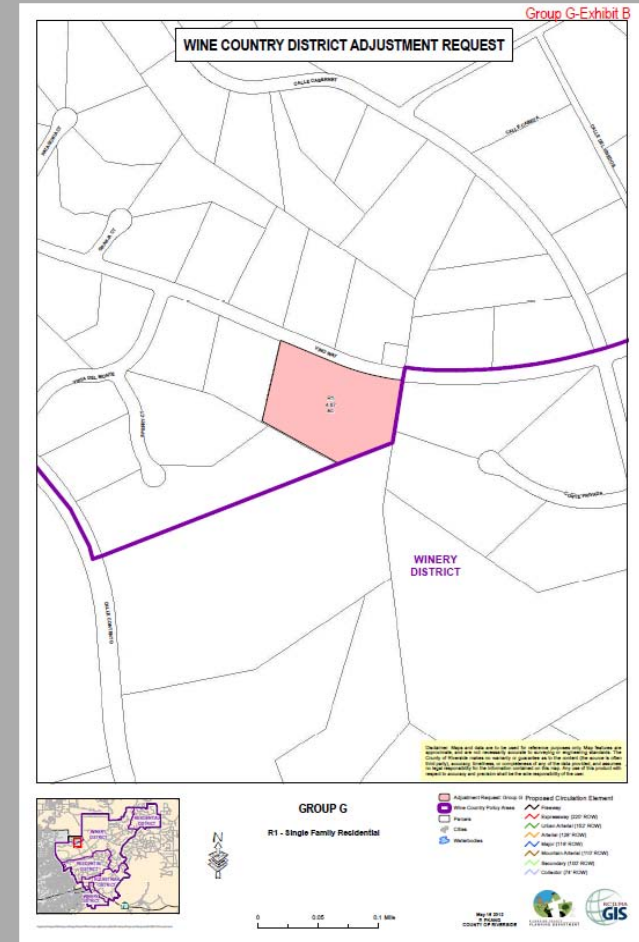
Requests: Expansion of the proposed Wine Country Policy Area and inclusion in the Winery District

Existing General Plan Land Use designation:  
Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing use for the parcel is single family residential

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.







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group I

Property Owner: Danny and Kathryn Atwood

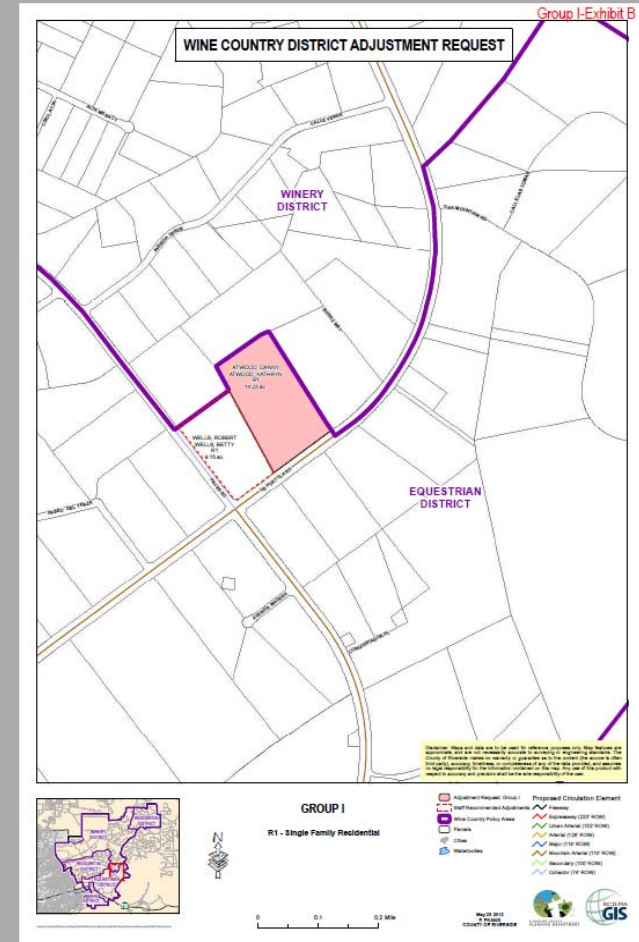
Requests: To include this parcel in the Winery District

Existing General Plan Land Use designation:  
Agriculture with the Citrus Vineyard Policy Area

Existing Zoning Classifications: C/V

Opportunities/Constraints: Within the existing Citrus  
Vineyard Policy Area

Staff Recommendation: The property is within the  
existing 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.







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group J

Property Owner: Russell Mann and various owners

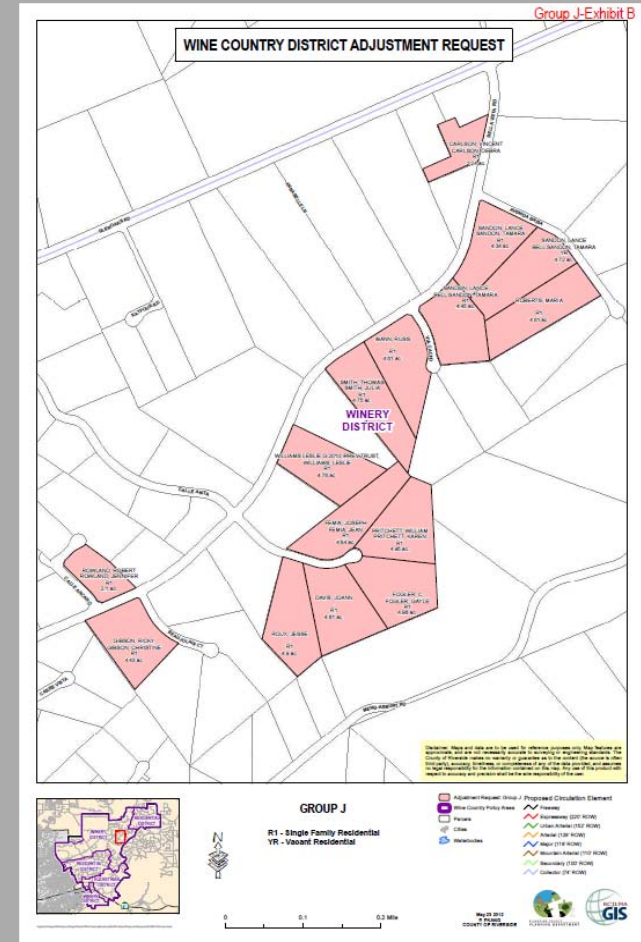
Requests: To include these parcels in the Equestrian District

Existing General Plan Land Use designation: Rural Residential and Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A and R-R

Opportunities/Constraints: Existing zones allows for the horse keeping; however, some of the desired uses are not currently allowed in the General Plan land use designations or zoning classifications. There are existing Wineries surrounding this area.

Staff Recommendation: 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.





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group K

Property Owner: Rueben Calixto Jr.

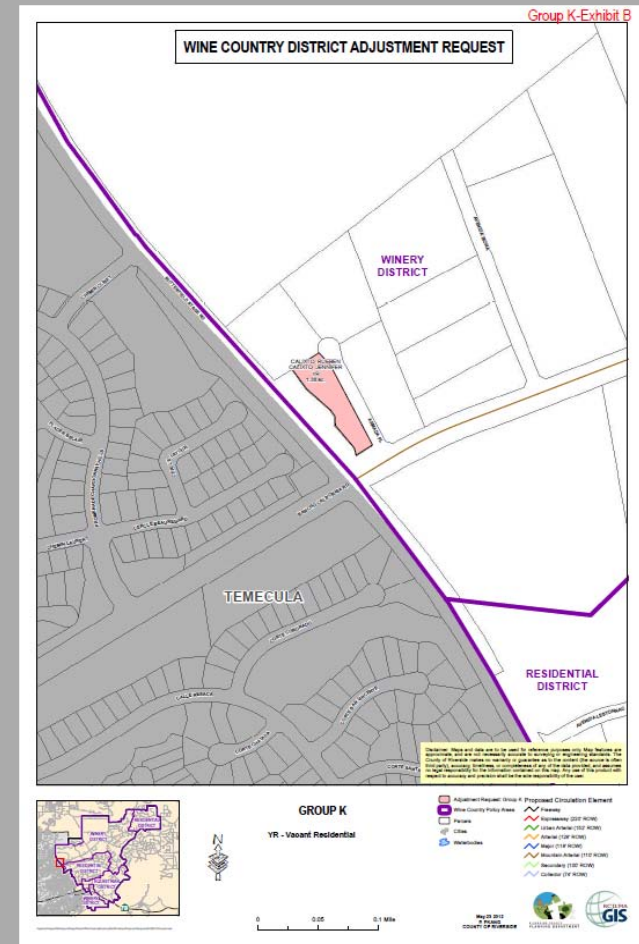
Requests: To exclude parcel from the Wine Country Community Plan

Existing General Plan Land Use designation: Agriculture with the Citrus Vineyard Policy Area

Existing Zoning Classifications: C/V

Opportunities/Constraints: Parcel is currently vacant and is surrounded by 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.





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group L

Property Owner: Steve Lassley, representing various owners

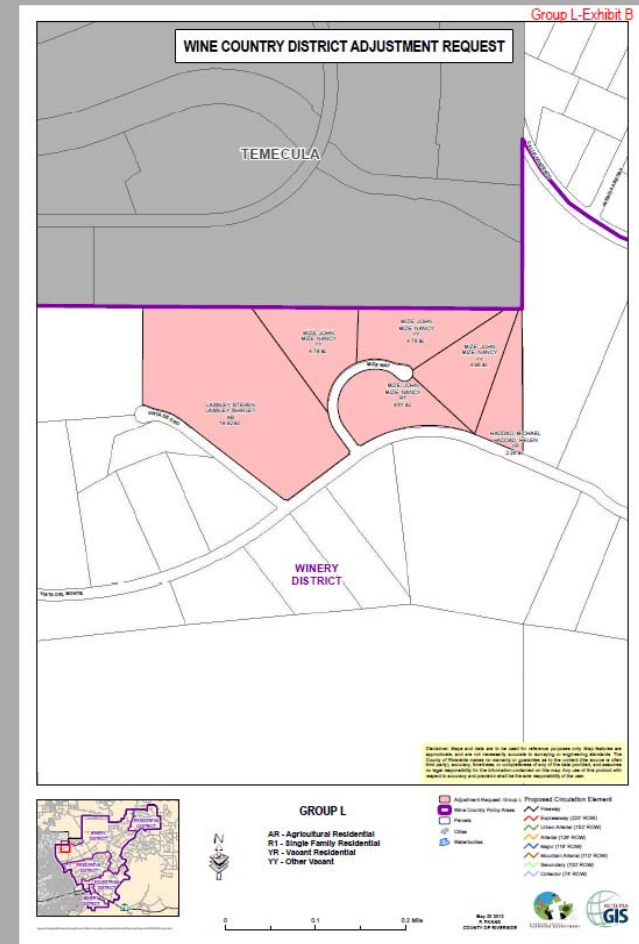
Requests: To exclude parcels from the Wine Country Community Plan

Existing General Plan Land Use designation: Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Existing uses include vacant, agricultural residential, single family residential. 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.







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group M

Property Owner: Saba and Shirley Saba

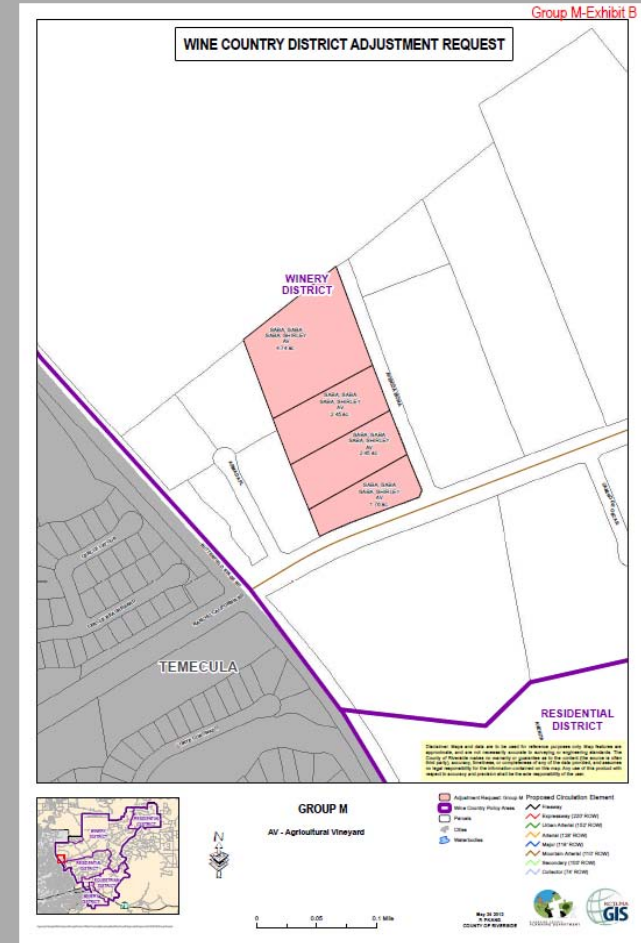
Requests: Inclusion in the Winery Country - Winery Existing Zoning Classification

Existing General Plan Land Use designation: Agriculture within the Citrus Vineyard Policy Area

Existing Zoning Classifications: C/V

Opportunities/Constraints: 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.

Staff Recommendation: 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.





# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group N

Property Owner: Stephen Corona

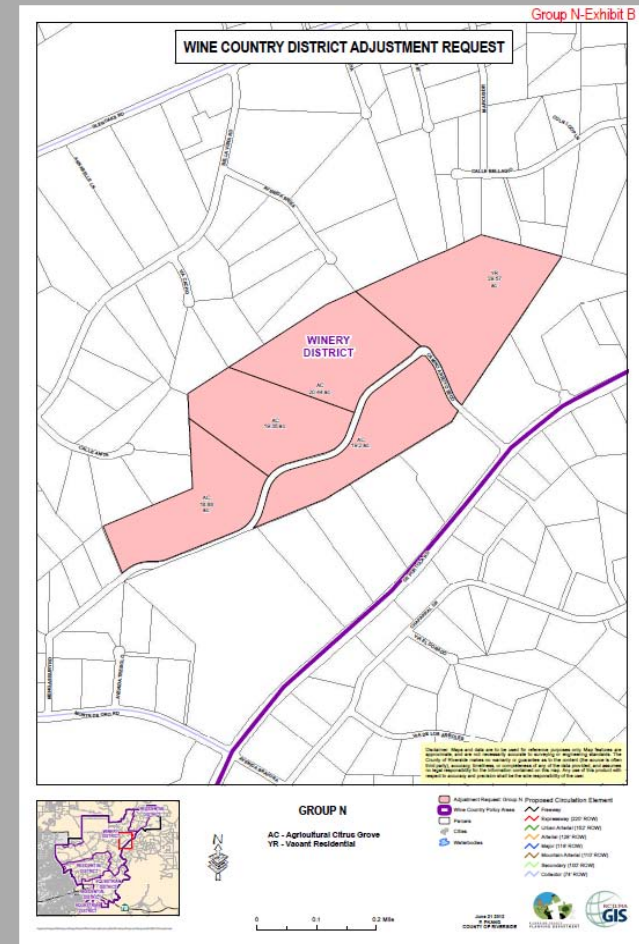
Requests: To exclude parcels from the Wine Country Community Plan

Existing General Plan Land Use designation: Rural Community–Estate Density Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: The existing use on Mr. Corona's parcels is agriculture. The existing uses of surrounding parcels include vacant lands, single family residential and wineries.

Staff Recommendation: 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.





# Wine Country Community Plan – Outstanding Issues

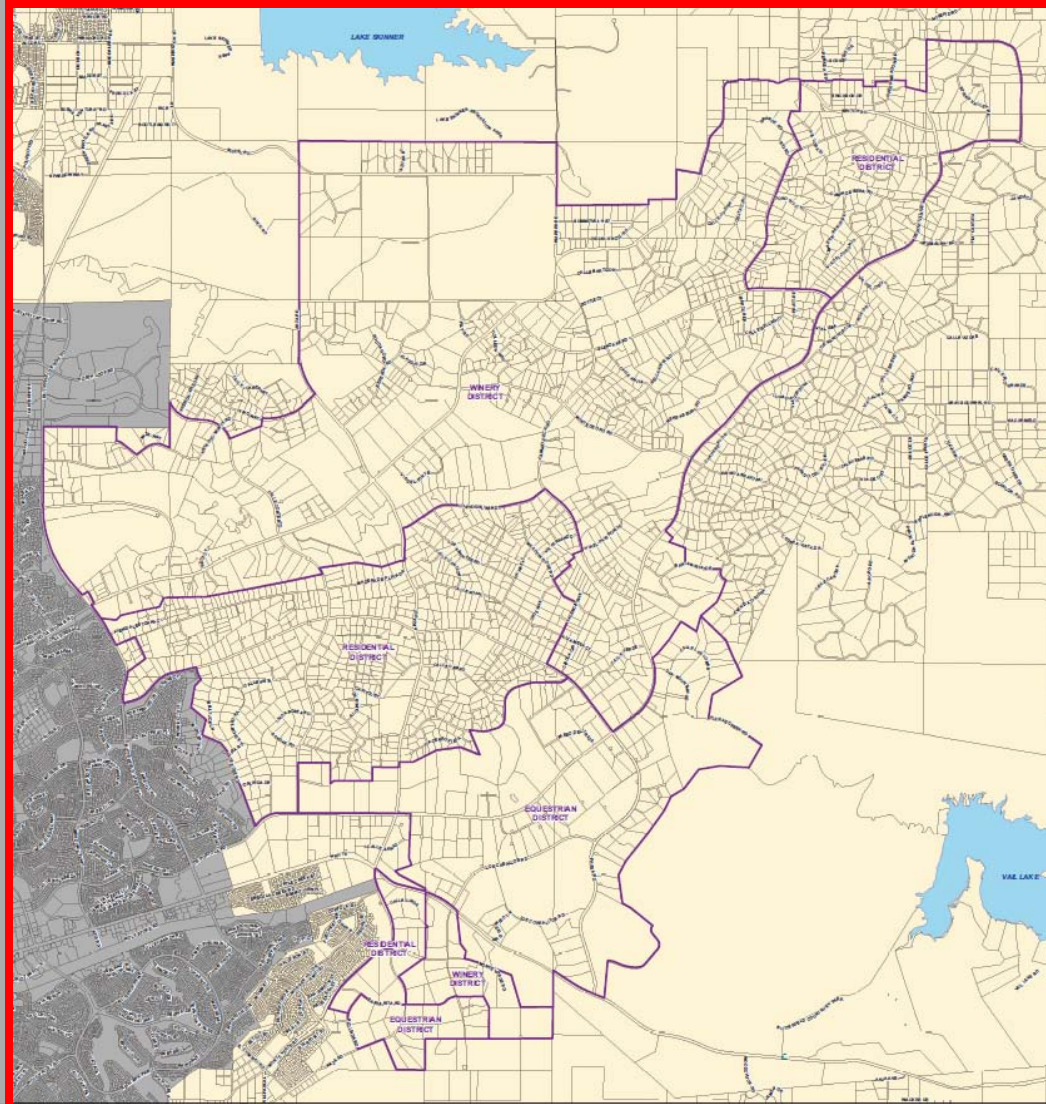
<b>PUBLIC LETTERS/TESTIMONY</b>	<b>REQUEST</b>	<b>STAFF RECOMMENDATION</b>
<b>LAURIE STAUDE</b>	WOULD LIKE TO SPLIT 12 ACS IN 2 LOTS WITH NO PLANTING	WINE COUNTRY RESIDENTIAL DISTRICT WOULD ALLOW 2 LOTS WITH 75% PLANTING
<b>RONALD MOSTERO</b>	WOULD LIKE TO DO A PRIVATE SCHOOL	CURRENT CITRUS VINEYARD RURAL POLICY AREA DOES NOT ALLOW ONE
<b>DONALD LORENZI</b>	WOULD LIKE TO BE RECOGNIZED AS WINERY EXISTING	THIS WINERY IS IDENTIFIED AS WINE EXISTING (BUT AS VILLA TOSCANA)
<b>PAT OMMERT</b>	WOULD LIKE TO HAVE A SMALL CLINIC	WINE COUNTRY EQUESTRIAN DISTRICT WOULD ALLOW FOR ONE
<b>JOHN LAMAGNA</b>	WOULD LIKE TO HAVE A WINERY	WINE COUNTRY – EQUESTRIAN DISTRICT ALLOWS WINERIES
<b>TOM AND SUSANNE CAMPBELL</b>	WOULD LIKE TO HAVE A SMALL GUEST HOUSE AND TO INVITE GUESTS	WINE COUNTRY – WINERY DISTRICT ALLOWS A COTTAGE INN AND ALL PRIVATE PARTIES
<b>KATHY SPANO (POTENTIAL BUYER)</b>	WOULD LIKE TO REQUEST WINE COUNTRY – EQUESTRIAN	N/A







# Wine Country Community Plan – Outstanding Issues









# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group P

Property Owner: Kathy Spano

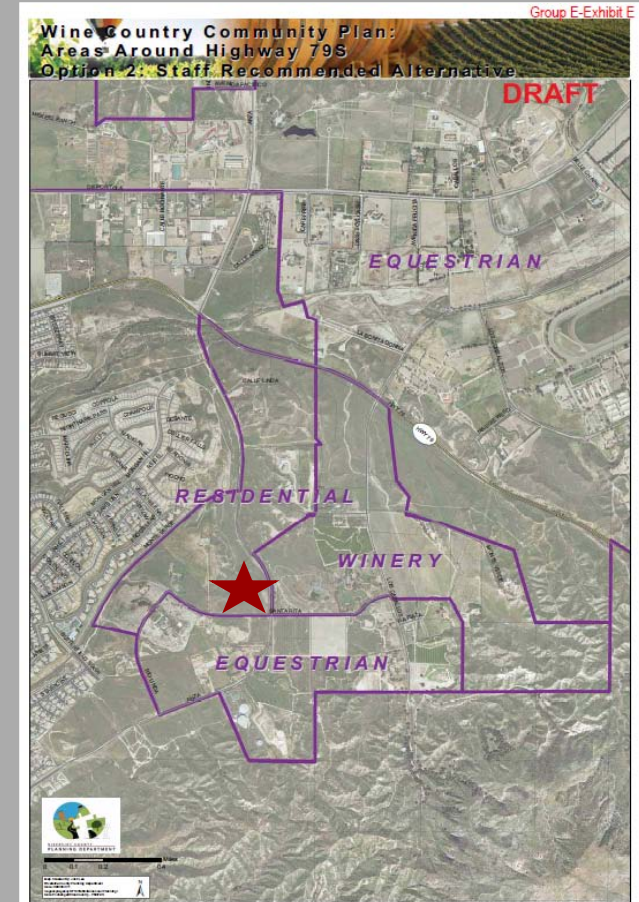
Requests: To include parcel in the Wine Country-Equestrian District.

Existing General Plan Land Use designation: Rural Residential

Existing Zoning Classifications: R-A

Opportunities/Constraints: Parcel is also a part of Group E, where Staff recommends a combination of three districts to reflect landowners' preference in light of the Community Plan objectives. For this parcel, Staff recommended Residential District per the request of the previous land owner.

Staff Recommendation: Since the new owner desired use is a Commercial Equestrian Establishment and the area is contiguous with the proposed Wine Country-Equestrian District, staff recommends including parcel within the Wine-Country-Equestrian District.







# Wine Country Community Plan – Outstanding Issues

## Boundary Modification Request: Group Q

Property Owner: Dan Stephenson

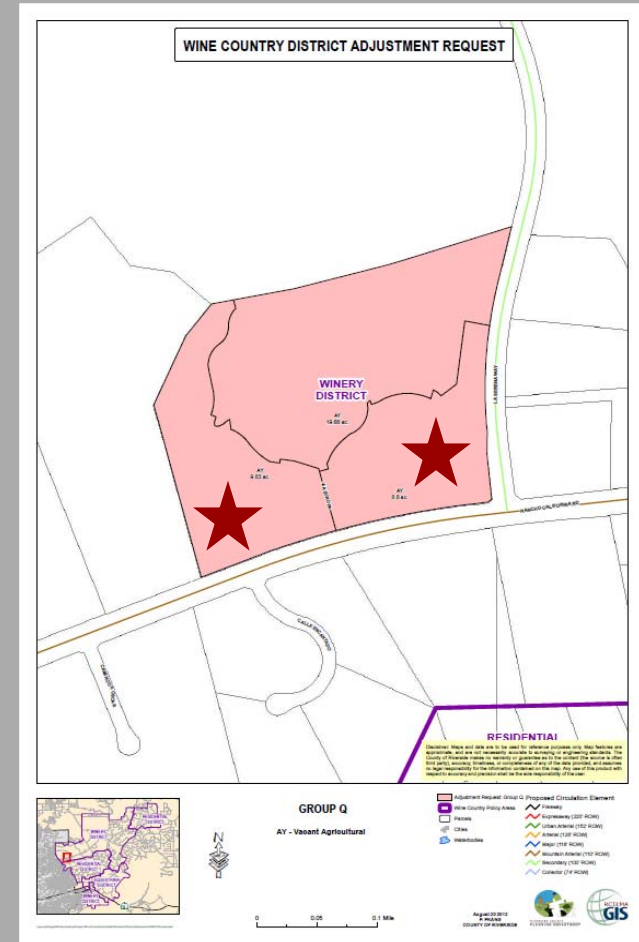
Requests: To recognize existing wineries in the Wine Country-Winery District

Existing General Plan Land Use designation:  
Agriculture–Citrus Vineyard Policy Area

Existing Zoning Classifications: C/V

Opportunities/Constraints: The two of the three approved wineries are located on less than 20 acres.

Staff Recommendation: Staff recommends including two approved wineries to qualify for the Wine Country-Winery Existing zone.





## Wine Country Community Plan – Outstanding Issues

<b>PUBLIC LETTERS/TESTIMONY</b>	<b>REQUEST</b>	<b>STAFF RECOMMENDATION</b>
<b>MICHELE A STAPLES, REPRESENTING THE CORONA FAMILY LIMITED PARTNERSHIP</b>	WOULD LIKE TO INCLUDE PROVISIONS IN THE SOUTHWEST AREA PLAN THAT ALLOWS FOR ESTATE DENSITY ON PARCELS THAT WERE PREVIOUSLY DESIGNATED FOR SUCH, SPECIFICALLY FOR THE CORONA'S PROPERTIES OR EXCLUDE PARCELS FROM THE COMMUNITY PLAN	STAFF WOULD MAINTAIN THEIR RECOMMENDATION FROM JULY 25, 2012 HEARING
<b>MICHAEL W. NEWCOMB, REPRESENTING BELLA VISTA HOBBY FARMER'S GROUP</b>	WOULD LIKE TO ESTABLISH A "MINI" WINE COUNTRY-EQUESTRIAN DISTRICT FOR THIS GROUP, AND REVISION OF NON-COMMERCIAL KEEPING OF ANIMALS PROVISION OF THE PROPOSED ZONING PROVISIONS	STAFF WOULD MAINTAIN THEIR RECOMMENDATION FROM JULY 25, 2012 HEARING
<b>DAVID BRADLEY</b>	WOULD LIKE CLARIFICATION OF "EXISTING NON-CONFORMING USES" AND FUTURE OF SMALL WINERIES	STAFF WOULD EXPLAIN IN THE HEARING
<b>CHUCK TOBIN</b>	WOULD LIKE CLARIFICATION OF WHAT CONSTITUTE AS "COMMERCIAL EQUESTRIAN ESTABLISHMENT"	STAFF WOULD EXPLAIN IN THE HEARING



# 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						
Home Occupation							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	PP (10 ac min. with on-site	PP (10 ac min. with	PP (10 ac min. with	PP (10 ac min. with			PP (with on- site vineyard)	P(with on- site	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						
	on-site vineyard)	vineyard)	on-site vineyard)	on-site vineyard)	on-site vineyard)				vineyard)	
<b>Wine sampling room</b>	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	
<b>Retail wine sale/gift sale</b>	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	
<b>Commercial equestrian establishment</b>			PP (10 ac min.)		CUP			CUP	CUP	P
<b>Polo ground, horse show facility</b>			PP (10 ac min with Com. Equ. Est.)							
<b>Petting zoo</b>			PP (10 ac min with Com. Equ. Est.)							
<b>Western store</b>			PP (20 ac min with Com. Equ. Est.)							
<b>Restaurants</b>	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.- drive- thru not permitted)		PP (10 ac min. with winery - drive-thru not permitted )	PP		CUP		
<b>Horse racing track, rodeo arena</b>			CUP (50 ac min with Com. Equ. Est.)					CUP		
<b>Large animal hospital</b>			CUP (50 ac min with Com. Equ. Est.)					CUP		P
<b>Special occasion facilities</b>	PP (20 ac min. with winery)	PP (10 ac min.)	CUP (100 ac min with Com. Equ. Est.)		PP (10 acres min. w/vineyard)					



# 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						
Country-inn (11-20 rooms)	PP (20 ac min. with winery)	PP (10 ac min.)			PP (10 acres min. w/vineyard)					
Hotel (B&B, Country-inn, or 20+ hotel rooms/suites)	PP (20 ac min. with winery)				PP (20 ac min. with winery)					
Professional culinary academy or day spas	PP (20 ac min. with Hotel)	PP (5 ac min. with Bed and Breakfast)			PP (Established with B&B, Country Inns, etc.)	PP (Day Spas)				
Resort (self-contained large-scale lodging facility)	CUP (40 ac min. with winery)									
Farm labor camps	CUP	CUP	CUP		CUP			CUP	CUP	CUP
Clustered Subdivision	PM/TM (1 DU/10 Ac with on-site vineyard or equestrian land)	PM/TM (1 DU/10 Ac with on-site vineyard or equestrian land)		PM/TM (1 DU/5Ac with on-site vineyard or equestrian Land)	PM/TM (1 DU/5Ac with on-site vineyard or equestrian Land)					
Planned Residential Development							P (20,000 sq ft lot size min. with land division approval)	P (0.5-acre lot size min. with land division approval)		
Mobile Home Parks							CUP		CUP	
Field Crops and Veg. Garden							P			
Poultry, crowing fowl and rabbits; guinea pigs, parakeets or other small fowls. Kennels and catteries							P	P	P	P
Public utility facility					PP			P	P	PP
Miniature pigs							P	P	P	
Golf course					PP		PP	PP		PP
Feed and grain store						PP		CUP	P	PP
Pet shop								PP		







# 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						
Mining								P	P	P
Tourist info center						PP		CUP		
Bars and cocktail lounge, billiard halls, liquor store, refreshment stands, professional offices,								CUP		
Rifle, pistol, skeet or trapshooting range								CUP		CUP
Meat-packing plant								CUP		PP
Food, poultry products, frozen food lockers, fruit and veg. packing, Underground fuel storage, lumber production, machine shops								CUP		
Commercial poultry										CUP
Mink farms								CUP	CUP	P
Auction, Menageries, oil production								CUP	CUP	CUP
Packed dry fertilizer storage, Commercial breeding								CUP	CUP	
Commercial fairground								CUP		P
Dune buggy park, race tracks, stations-bus/railroad/taxi, trail bike park, trailer and boat storage, recreational vehicle parks								CUP		
Migrant Ag. Worker Mobile Home Parks								CUP		
Fishing lakes								PP		
Guest Ranch, Motels								PP		
Museums						PP		PP		



# Wine Country Community Plan

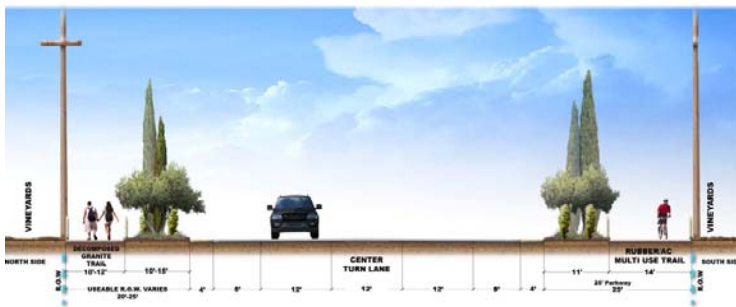
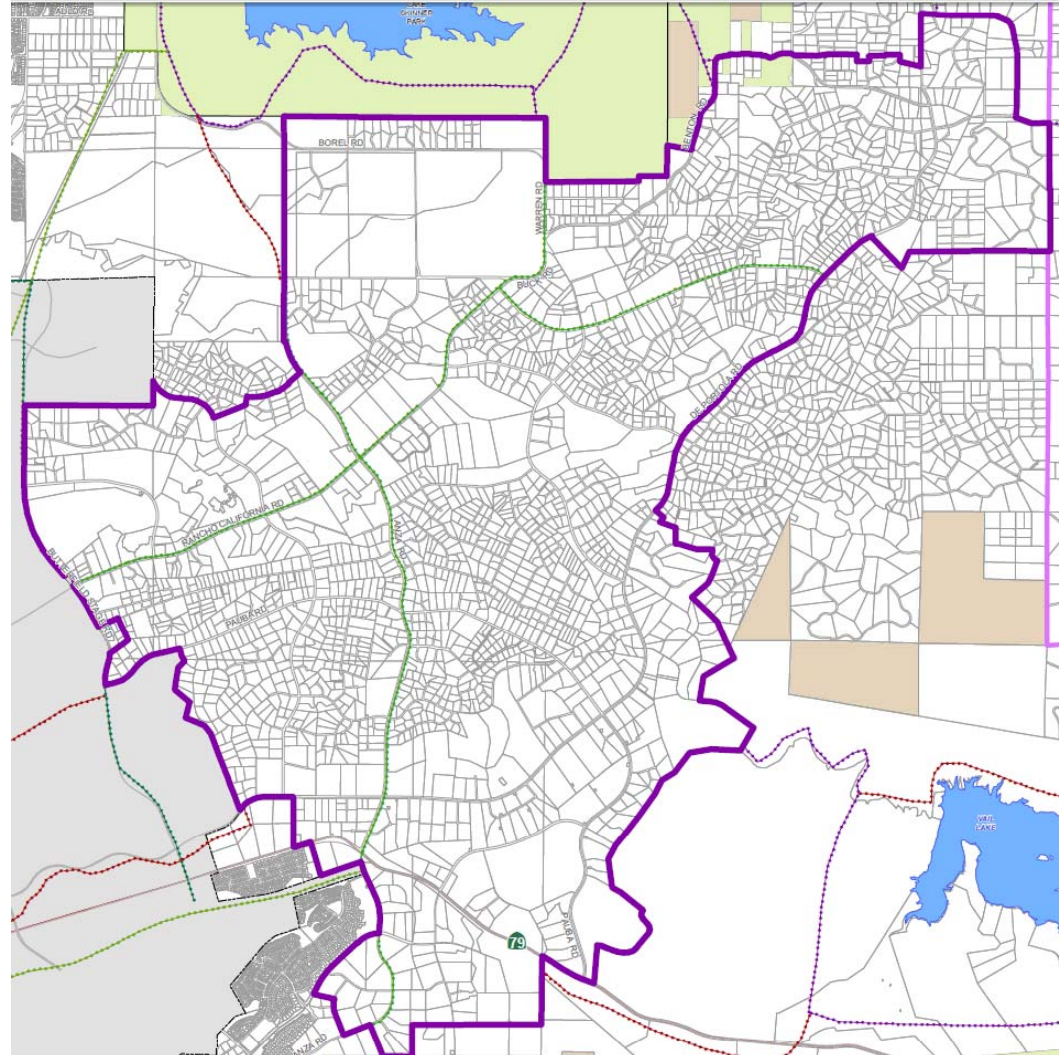
PERMITTED USE	PROPOSED WC ZONES				C/V	C-C/V (2 ½ acres min.)	R-A (20,000 sq feet min.)	R-R (0.5 acres min.)	A-1 (20,000 sq feet min.)	A-2(20,000 sq feet min.)
	WC-W	WC-WE	WC-E	WC-R						
Sewage sludge/organic waste composting, Livestock sales, Abattoirs, Hog Ranches, Pen Fed Beef										CUP
Expanded 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	PP	P	PP
Child Day Care					PP	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 Plot Plan; 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.

 Combination Trails (Class I Bikeway/Regional Trail)

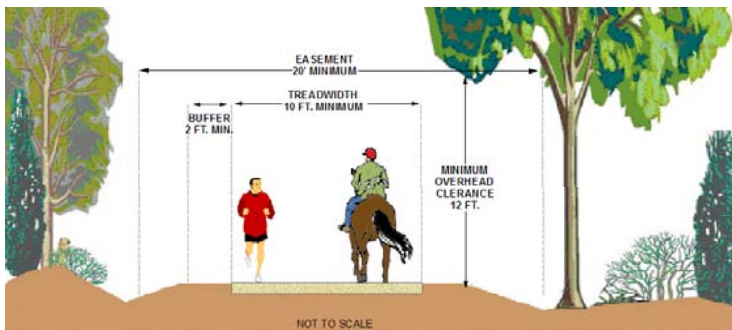
- Combination Trails include both a Class I Bikeway and a Regional Trail, which split between two sides of the street.
- Current Proposal – Approx. 79,000 Ln. Ft.



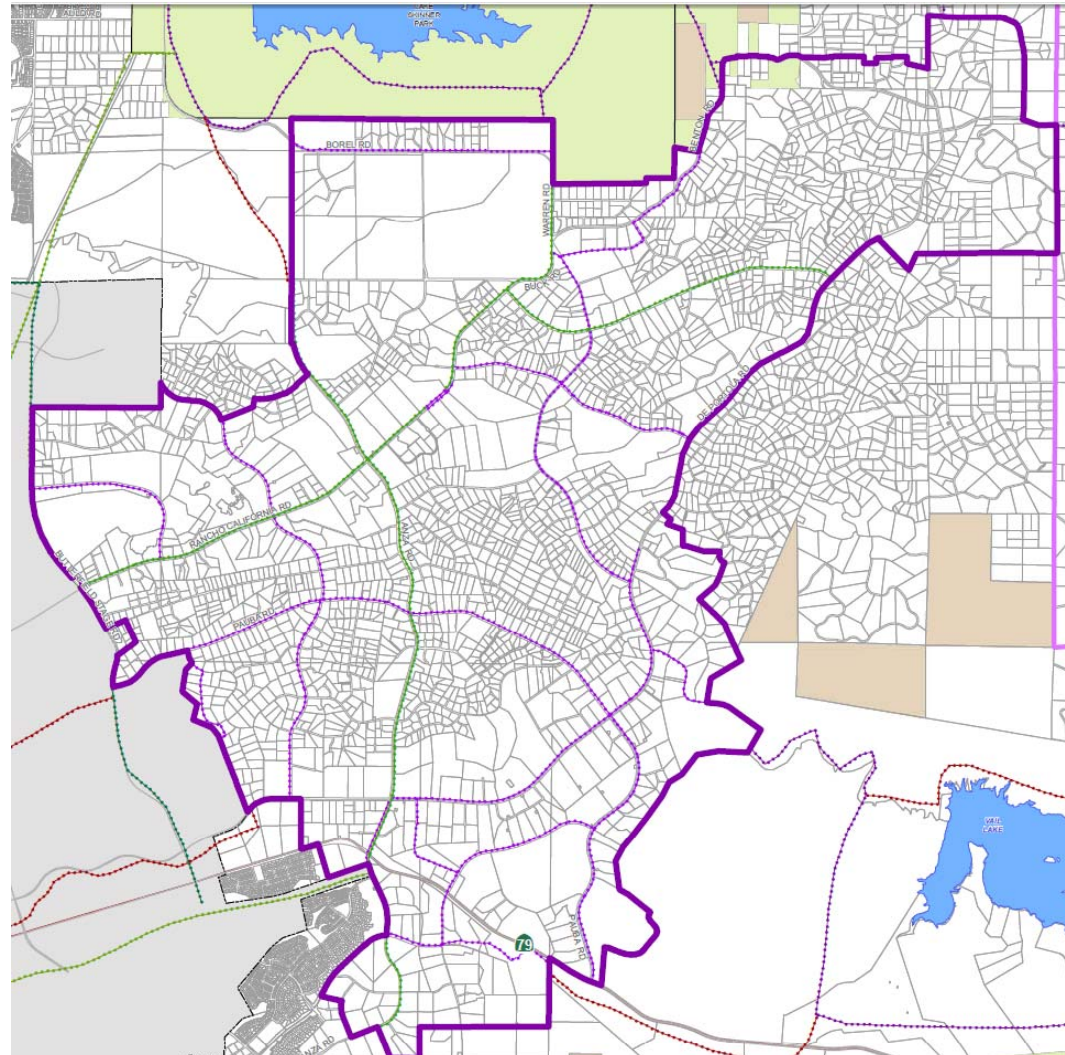


## Regional Trails

- These long distance unpaved soft surface trails are designed to provide linkages between communities, regional parks, and open space areas.
- Current Proposal – Approx. 175,000 Ln. Ft.



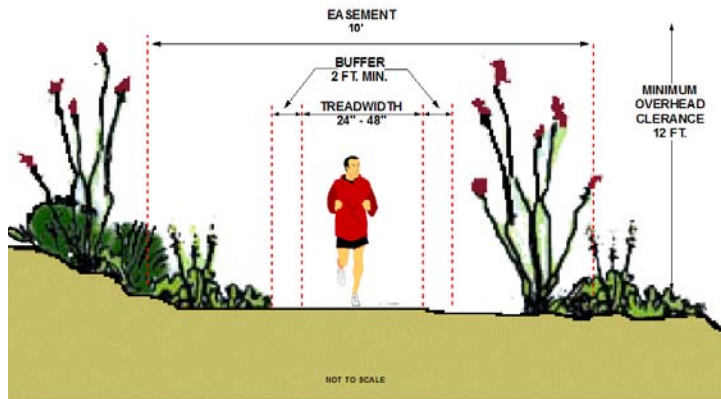
**REGIONAL TRAIL - IN RURAL AREAS**



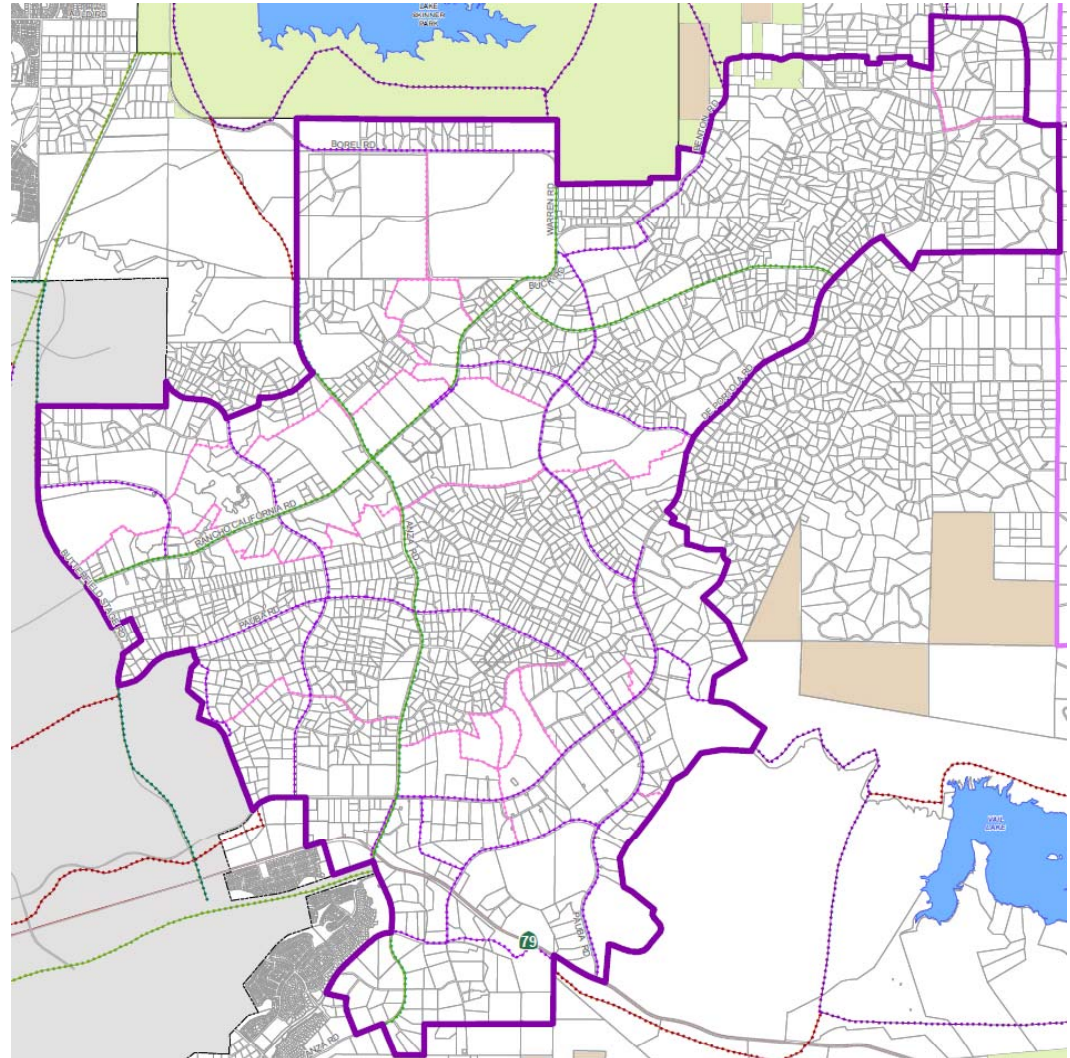


## Regional Trails in Open Space Areas

- This is a sub-classification of Regional Trails. These trails are usually pre-existing paths within open-space areas; these dirt surface trails require minimal maintenance.
- Current Proposal – Approx. 111,000 Ln. Ft.



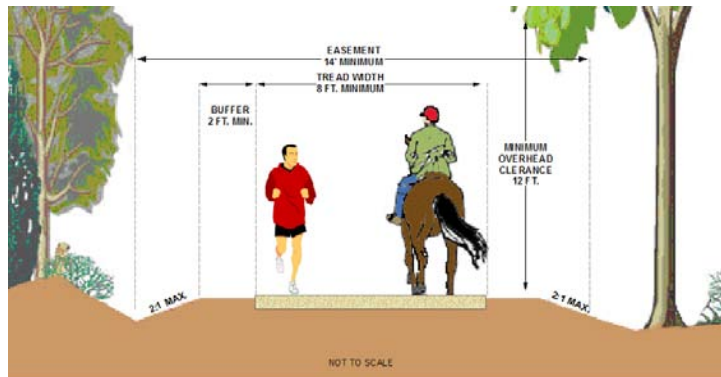
REGIONAL TRAIL - IN OPEN-SPACE AREAS



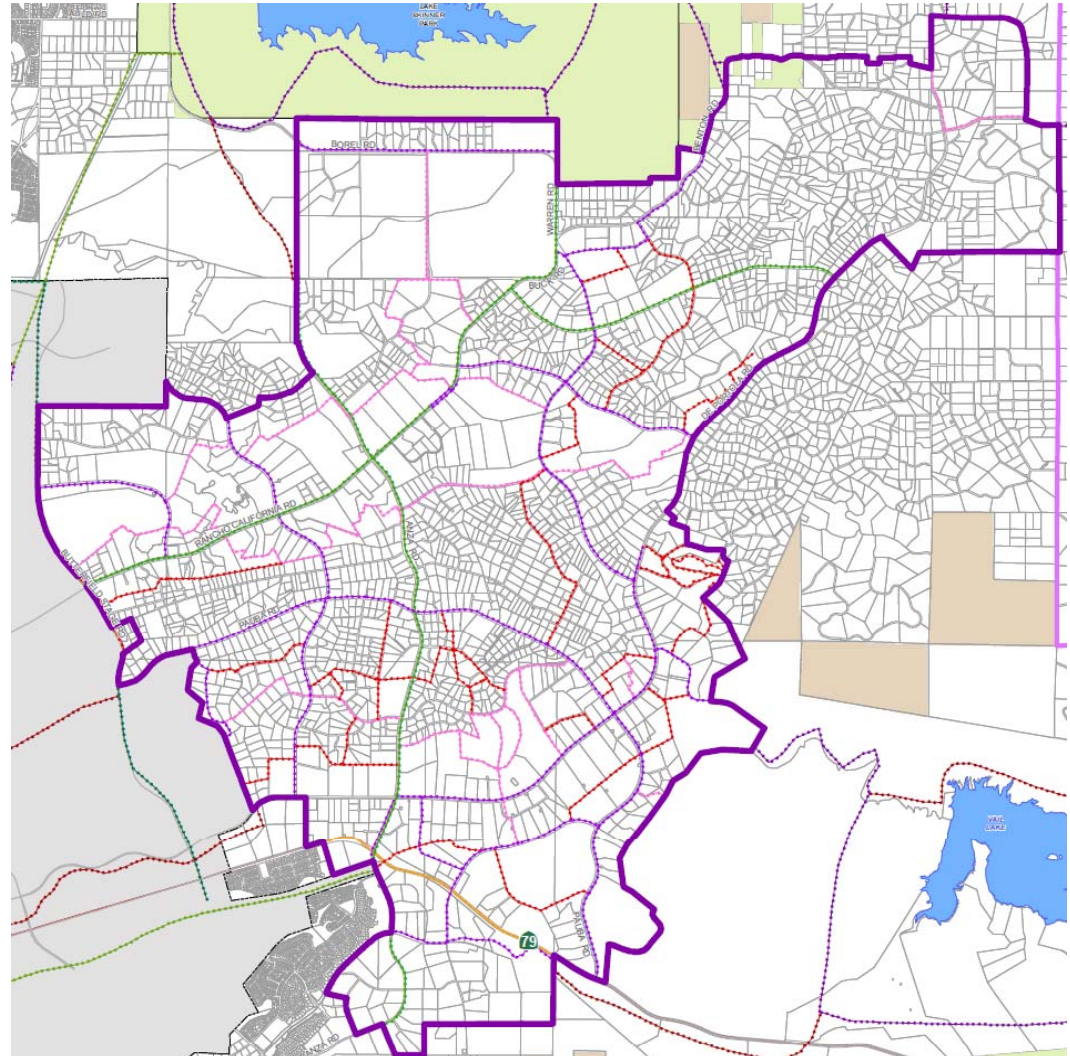


## Community Trails

- These soft surface trails link communities to each other and to the regional trails system.
- Current Proposal – Approx. 138,000 Ln. Ft.



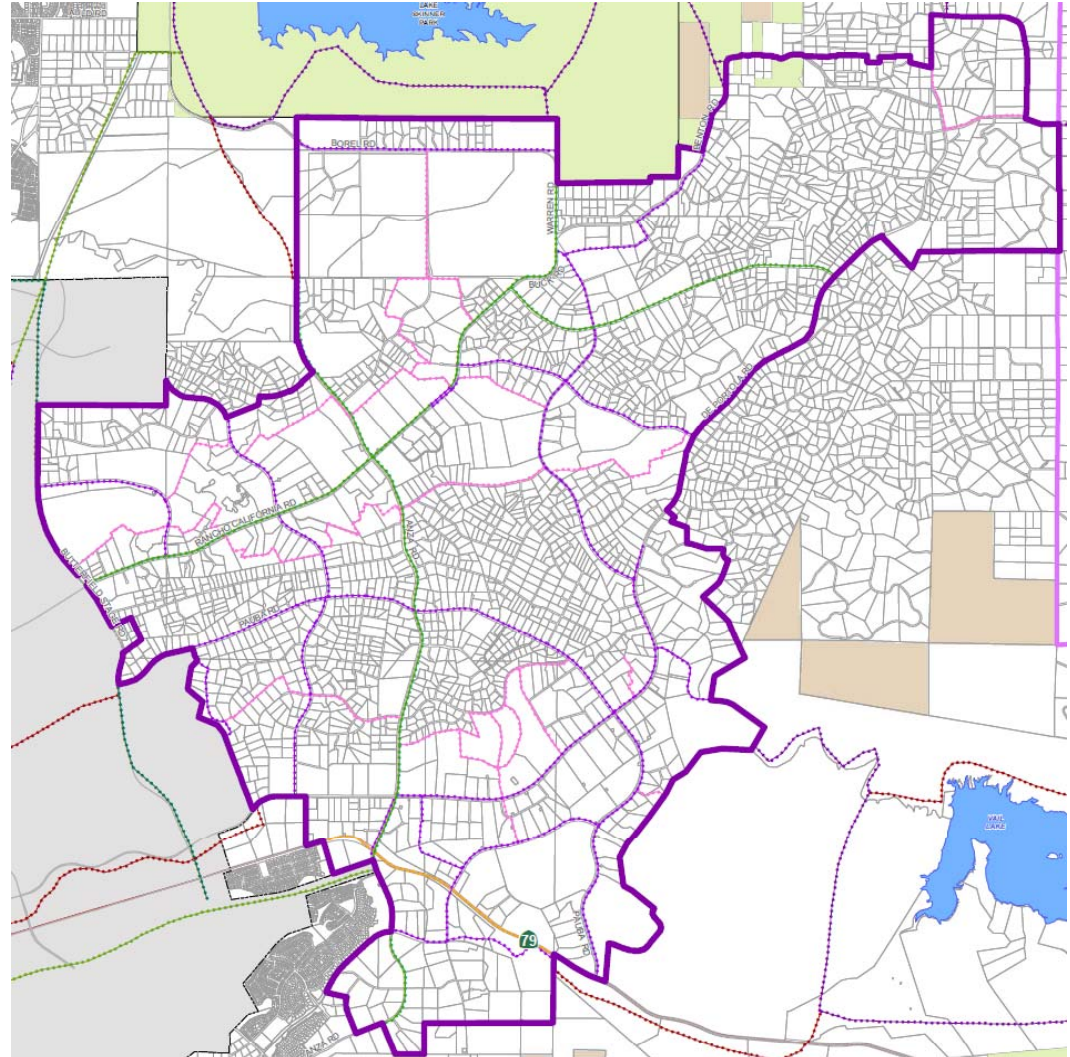
**COMMUNITY TRAIL**





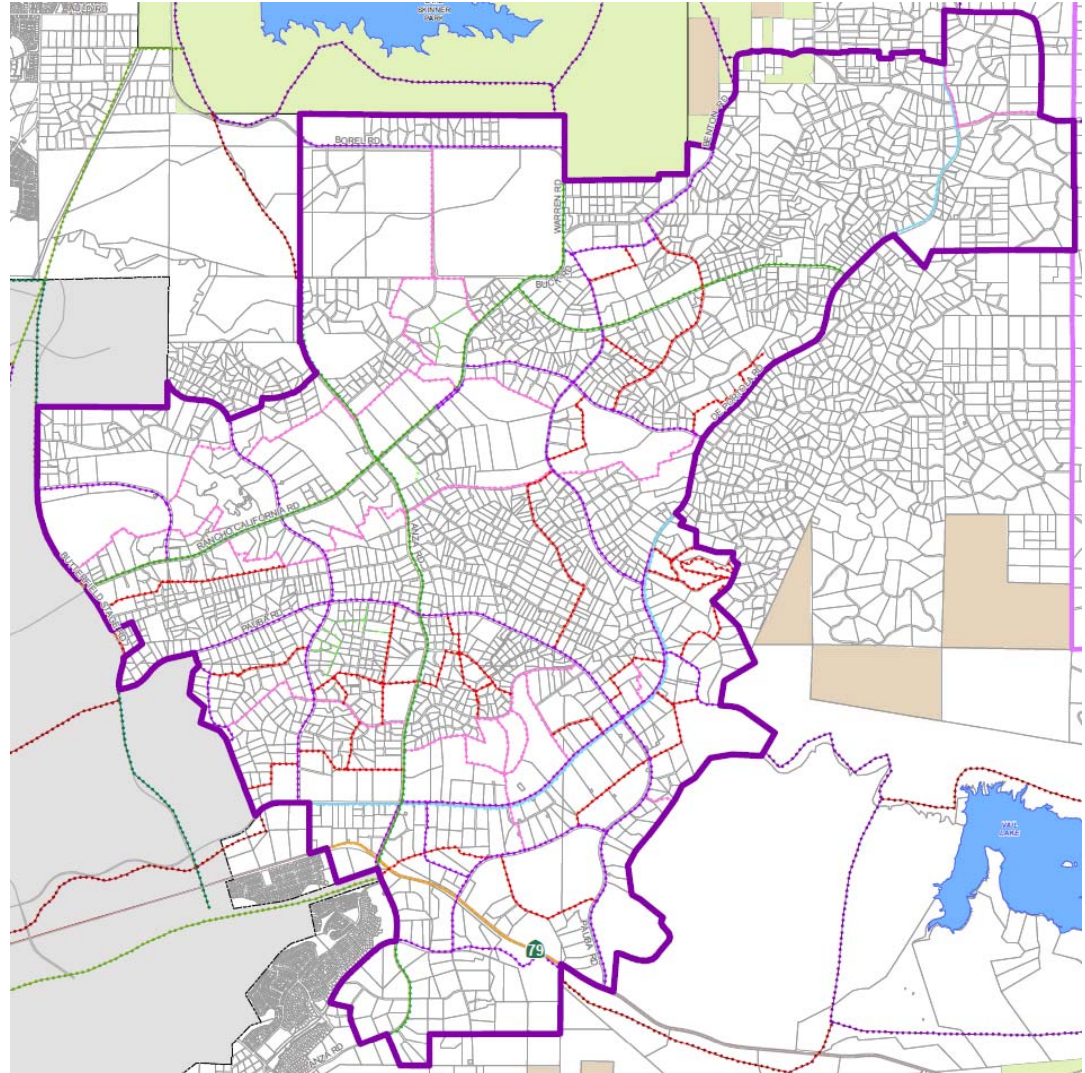
## Historical Trails

- The general location of the historic Southern Emigrant Trail is shown on the General Plan map along State Route 79.
- Current Proposal – Approx. 11,000 Ln. Ft.



## Private Trails

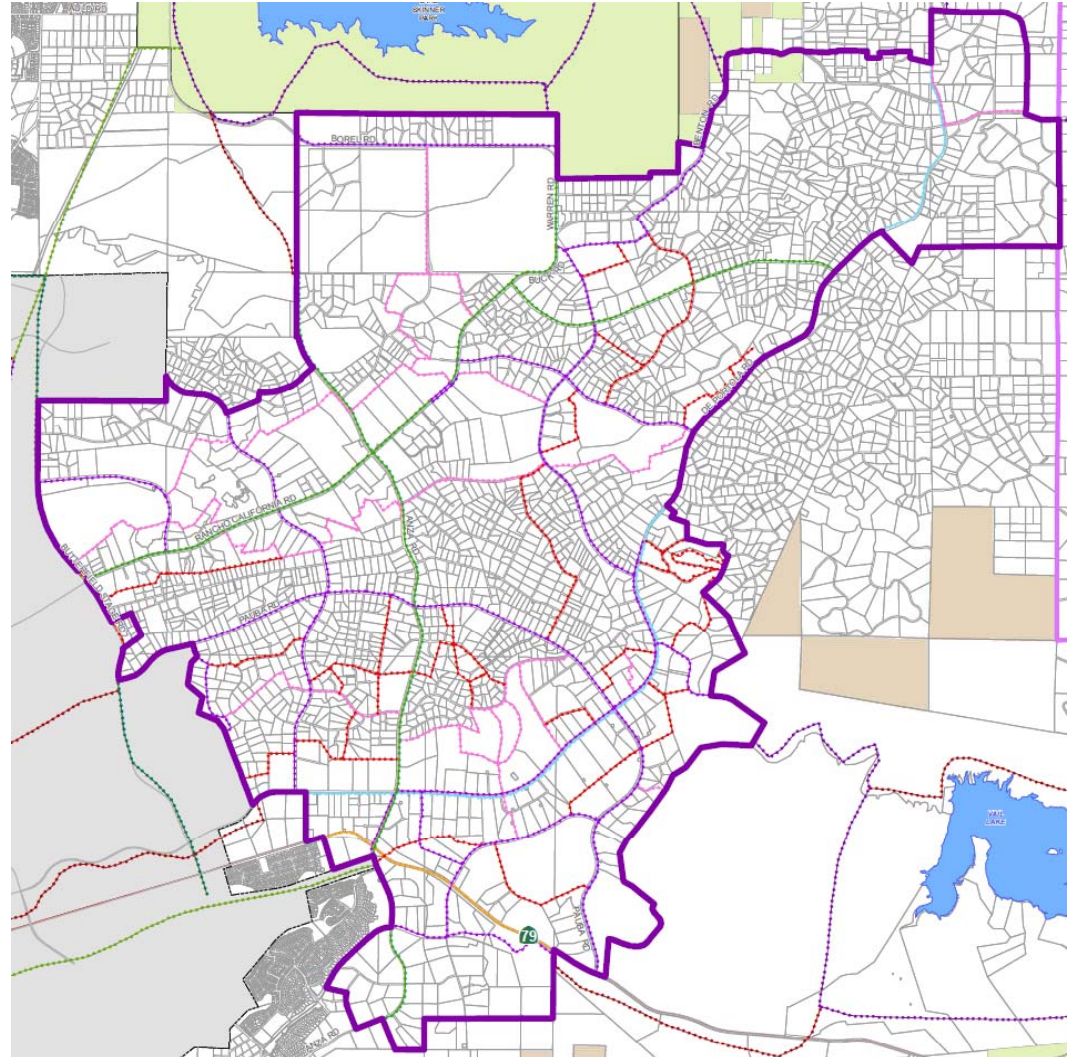
- These trails are provided by private owners to encourage patrons.
- Current Proposal – Approx. 15,000 Ln. Ft.



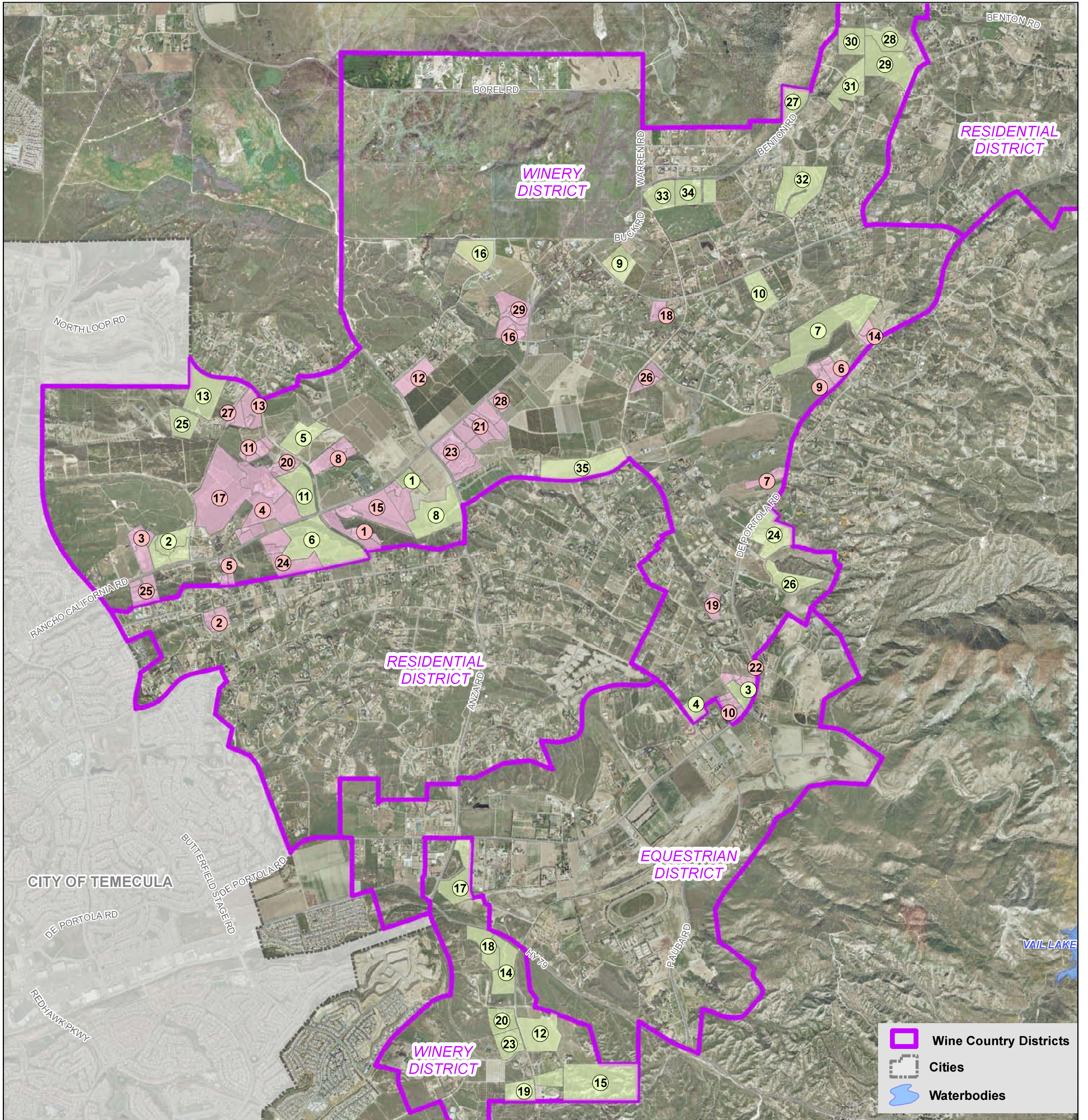


## Class III Bikeway

- Class III Bike Paths are not marked on the pavements, but are supported by signage.
- Current Proposal – Approx. 59,000 Ln. Ft.

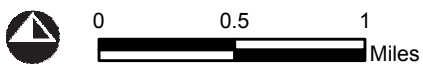






ID	EXISTING SPECIAL OCCASION FACILITIES	ID	WINERIES WITH ANTICIPATED SPECIAL OCCASION FACILITIES	ID	WINERIES WITH ANTICIPATED SPECIAL OCCASION FACILITIES
1	Bella Vista Winery	1	Destiny Vineyards	18	FUTURE WINERY SITE 14
2	Briar Rose Winery	2	Europa Village	19	FUTURE WINERY SITE 15
3	Callaway Vineyard & Winery	3	Fazelli Vineyards	20	FUTURE WINERY SITE 16
4	Celebration Cellars (Miramonte Winery)	4	Gary Gray	23	FUTURE WINERY SITE 19
5	Churon Winery	5	La Estellas Winery	24	FUTURE WINERY SITE 20
6	Cougar Vineyard & Winery	6	FUTURE WINERY SITE 2	25	FUTURE WINERY SITE 21
7	Danza Del Sol Winery	7	FUTURE WINERY SITE 3	26	FUTURE WINERY SITE 22
8	Falkner Winery	8	FUTURE WINERY SITE 4	27	FUTURE WINERY SITE 23
9	Frangipani Estate Winery	9	FUTURE WINERY SITE 5	28	FUTURE WINERY SITE 24
10	Keyways Vineyard & Winery	10	FUTURE WINERY SITE 6	29	FUTURE WINERY SITE 25
11	Longshadow Ranch Vineyard & Winery	11	FUTURE WINERY SITE 7	30	FUTURE WINERY SITE 26
12	Lorimar Vineyard & Winery	12	FUTURE WINERY SITE 8	31	FUTURE WINERY SITE 27
13	Lumiere (Kleiner) Winery	13	FUTURE WINERY SITE 9	32	FUTURE WINERY SITE 28
14	Masia De Yabar Winery	14	FUTURE WINERY SITE 10	33	FUTURE WINERY SITE 29
15	Maurice Carrie Vineyard & Winery (Van Roekel)	15	FUTURE WINERY SITE 11	34	FUTURE WINERY SITE 30
16	Monte De Oro Winery	16	FUTURE WINERY SITE 12	35	FUTURE WINERY SITE 31
17	Mount Palomar Winery	17	FUTURE WINERY SITE 13		
18	Oak Meadows Winery				
19	Oak Mountain Winery				
20	Peltzer Winery				
21	Ponte Family Estate Winery				
22	Robert Renzoni Vineyard				
23	South Coast Winery Resort & Spa				
24	Stuart Cellars				
25	Thornton Winery				
26	Villa Toscana				
27	Vindemia Vineyard & Estate Winery				
28	Wiens Family Cellars				
29	Wilson Creek Winery				

RBF CONSULTING 09/28/11 JUN 15-102652



Source: Temecula Valley Wine Country Special Occasion Facilities - Provided by Riverside County Planning 09/28/11

WINE COUNTRY COMMUNITY PLAN EIR  
Existing and Anticipated Wineries with Special Occasion Facilities



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

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

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **WINE COUNTRY COMMUNITY PLAN**

#### **PROJECT DESCRIPTION:**

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

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

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

#### **ISSUES DISCUSSED IN FIRST HEARING:**

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

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

### **REQUIREMENTS TO REGULATE NOISE:**

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

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

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

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

#### **1) General Plan Amendment No. 1077:**

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

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



- *SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*
- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
- *SWAP 1.15 Encourage tentative approvals of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.*
- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area’s viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area’s viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
- *SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
  - *SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
  - *SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*
  - *SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*

## **2) Ordinance Amendment No. 348.4729:**

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

### a) Wine Country – Winery Zone:

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

### b) Wine Country – Equestrian Zone:

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

### c) Development Standards:

- Section 14.96.a.1 requires site layouts and building designs to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847.
- Section 14.96.e.4 requires minimum setbacks of hundred feet (100') and three hundred feet (300') when the facility is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South for special occasion facilities.
- Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened by structures or landscaping and are located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis,

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

### **IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:**

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

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



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

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

**APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:**

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

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

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

**ALLOWANCE OF CHURCHES:**

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

The following information is provided in response to that direction:

**Existing Condition:**

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

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

**The Project:**

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

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



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

### **Issues of Consideration:**

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

### Alcohol Licensing Requirements:

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

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

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

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

### Riverside County Agricultural Commissioner's Requirements:

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

### **Options for Consideration:**

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

#### OPTION 1 – Allow Churches in the Project:

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

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

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

OPTION 2 – Remain with the existing Project Proposal:

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

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

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

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

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

**RECOMMENDATION:**

DISCUSS AND CONTINUE to August 29 or September 26, 2012

**INFORMATIONAL ITEMS:**

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

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



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

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



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

**I. AGENDA ITEM 3.1**

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

**II. PROJECT DESCRIPTION:**

The individual components include:

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

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

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

**The following spoke for Wine Growers:**

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



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

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- Sarah Stone, 39630 Kapalua Way, Temecula 92592
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- Steve Hagata
- Krista Chaich
- Jaime Punnton
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- Billy Bower





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**The attended for churches but wished not speak:**

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- Maria Fowler, 27645 Commerce Center, Temecula 92590  
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- Sally Van Wick
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- Mare Alberts
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- Ernest Berkheimer
- Debra Odell, 35757 Murren Rd., Wildomar 92595





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- Billy Rankin, Murrieta 92563

**Called for churches, but no response:**

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- Robert C. Newman II, PhD, 29455 Live Oka Canyon, Redlands 92373 (909) 798-3644  
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**The following spoke on other items:**

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- Oz Bratene (Trails)
- Terilee Hammett, Temecula 92592 (residential)
- Fred Bartz, 33850 Sattui St., Temecula 92592 (951) 302-3401 [fjbartz@verixon.net](mailto:fjbartz@verixon.net)  
(residential)
- George Johnson for Lynn Mattocks (equestrian)
- Pat Ommert for RCHA (equestrian)
- Dennis McGregor, PO Box 894108, Temecula 92589 (951) 551-4207  
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**The following donated their time for other items:**

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- Ellen Christensen, 39533 Calle Anita, Temecula 92592 (951) 506-0283  
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**IV. CONTROVERSIAL ISSUES:**

Yes.

**V. PLANNING COMMISSION ACTION:**

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

**VI. CD**

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

**September 26, 2012**  
**Planning Commission Public Hearing**



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

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

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT**

### **STAFF REPORT**

#### **WINE COUNTRY COMMUNITY PLAN**

##### **PROJECT DESCRIPTION:**

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

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

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

##### **PUBLIC TESTIMONY AND ISSUES DISCUSSED DURING FIRST TWO PUBLIC HEARINGS:**

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

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

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

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

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

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

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

**RECOMMENDATION:**

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

# Disc 3



Wine Country Community Plan: General Plan Amendment No. 1077,  
Ordinance Amendment No. 348.4729 &  
Program Environmental Impact Report No. 524

## SUBMITTED DOCUMENTATION

<b>Name</b>	<b>Organization/Business</b>	<b>Documentation</b>	<b>Hearing Date</b>
Veronica Langworthy 21227 Front Street Wildomar, CA 92595	Resident	Information shared at the July 25, 2012 hearing in favor of churches	August 22, 2012
Lynn Mattocks	Trails Commissioner, Third Dist. And member of the Wine Country Community Plan Advisory Council	Equestrian Issues and Trails Implementation Issues in Proposed Wine Country Community Plan	August 22, 2012
Donald Douglas 40920 Anza Road Temecula CA 92592	Resident	Ord. 348.4729, Section 14.96.Development Standards	August 22, 2012
Scott Treadway Lead Pastor/President	Rancho Community Church and Schools	Letter in favor of churches	August 22, 2012
Patricia Ommert 400 W. Riverside Dr. #19 Burbank, CA 91506		Letter Regarding Trails Easements	August 22, 2012
Lorraine Harrington	Wine Country Community Plan Advisory Council and member of Board of Directors, Rancho <b>California Horseman's</b> Assoc.	Equestrian Issues and Trails Implementation Issues in Proposed Wine Country Community Plan	August 22, 2012
Malissa Hathaway McKeith	Lewis Brisbois Bisgaard & Smith Attorneys at Law	Response to Agenda Item 3.1 Staff Report Planning Commission hearing regarding inclusion of religious institutions and ancillary schools in the Wine Country Community Plan	August 22, 2012
Laurie Staude 31 St. Michael Place Dana Point, CA 92629		Map – Rancho California Highlands, Parcel 924-100-010	August 22, 2012
Sam Alhadeff	Lewis Brisbois Bisgaard & Smith Attorneys at Law	On behalf of Redhawk Investments, J to The 5 <sup>th</sup> , Jonatkin Enterprises, & Husmand Taghdri	August 22, 2012
Rick Mann 42370 Calle Capistrano Temecula, CA		75 Riverside County schools within Agriculture Productions Sites	August 22, 2012
Andrew K. Rauch, Esq.	Law Office of Andrew K. Rauch	Objections of David b. and Jaleh Firooz to Proposed Wine Country Community Plan	August 22, 2012



*This is the information I shared at the beginning of the Public Hearing. This copy is for your review and as a reminder.*

To: The Riverside County Planning Commission  
From: Veronica Langworthy, 21227 Front Street, Wildomar, California 92595  
Re: Wine Country Community Plan (WCCP)  
Public Hearing July 25, 2012

*Respectfully,  
Veronica Langworthy*

Why is the county specifically avoiding mention of churches in this community plan? I as an American and a church member am concerned about our civil rights. In the planning commission presentation by PDS West Planning and Design Solutions regarding the Temecula Valley Wine Country Design Guidelines<sup>1</sup> (page 32 and 17) there are photographs that clearly show the church sign, property, and structures. Yet in the written signage presentation and also in the WCCP there is silence about churches existing in this community.

In the "What is happening in Wine Country" blog from PDS-West<sup>2</sup> under the "TOURISM" section it states: "Both to attract customers and to supplement wine sales, wineries host weddings, parties, concerts, and hold their own events such as dinners, parties, and other functions." The summary lists 34 wineries, 4 resorts, 8 restaurants, and then projects additions of 30 wineries, 6 resorts, and 12 restaurants within five years.

Again the summary avoids stating the existence of a church in the area – and completely ignores the concept that marriage is a religious ceremony which occurs in other places than wineries, such as churches. Many brides and grooms like to travel from the church to a reception in a special vehicle such as a horse-drawn carriage – thereby integrating equestrian and wineries into the event which starts at the church.

Our U.S. Constitution's First Amendment specifically addresses the protection of religious freedom. Backing up the First Amendment from zoning laws is the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), the "General Rule" of which states:

*No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution -- (A.) is in furtherance of a compelling governmental interest; and (B.) is the least restrictive means of furthering that compelling governmental interest.*

The Act goes on to define:

*The term 'land use regulation' means a zoning or landmarking law, or the application of such a law, that limits or restricts a claimant's use or development of land (including a structure affixed to land), if the claimant has an ownership, leasehold, easement, servitude, or other property interest in the regulated land or a contract or option to acquire such an interest.*

As an American and a church member I am concerned about our civil rights. Why is the county specifically avoiding mention of churches in this community plan?

<sup>1</sup>[http://www.tlma.co.riverside.ca.us/planning/content/devproc/guidelines/temecula\\_valley/temecula\\_valley\\_design\\_guidelines.pdf](http://www.tlma.co.riverside.ca.us/planning/content/devproc/guidelines/temecula_valley/temecula_valley_design_guidelines.pdf)

<sup>2</sup> <http://www.pds-west.com/PROJECTS/T-V-WINECOUNTRY-BLOG/TemeculaWC-text.pdf>





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Condition 1 – Property Drops Off on Southeast

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## POLICIES AND ZONING

The County has created a special Policy Area (Temecula Valley Wine Country Policy Area) and is in the process of creating a special Wine Country zoning classification (WC) and preparing a Wine Country Community Plan. The phase one of the Temecula Valley Wine Country Design Guidelines, prepared by PDS West, will be a part of this Community Plan. All of documents and Planning efforts are oriented to encourage vineyard cultivation, wineries, tourism and the equestrian lifestyle. Click [HERE](#) to go to Wine Country Community Plan page.

- The Wine Country (WC) zone classification has three sub-zones with detailed requirements in each:
  - Hospitality (WC-H)** – This zone applies only within the Wine Country Hospitality District. To ensure long-term viability of the wine industry in this policy area, additional uses supporting hospitality industry are necessary, including incidental commercial uses such as restaurants, delicatessens, hotels, resorts, and special occasion facilities.
  - Equestrian (WC-E)** – This zone applies only within the Wine Country Equestrian District. This zoning classification is intended to support equestrian activities such as stables, training facilities, riding schools, event-grounds, petting zoo, and horse grazing operations. The equestrian area is in Valle de los Caballos or “Valley of the Horses.”
  - Residential (WC-R)** – This zone applies only within the Wine Country Residential District. This zoning classification is intended to allow clustering of residential density in certain geographic areas.
- The Wine Country policies strive to assure preservation of vineyards as the main use in the area. Commercial uses must be part of, and incidental to, wineries. The properties must maintain 75% of the lot area planted in vines.

- Plantings on any property in Wine Country must exclude all plants that are host to the Glassy-Winged Sharpshooter, a large leafhopper that can decimate grapevines by spreading diseases to the vines, particularly Pierce’s disease, for which there is no cure.

## TOURISM

Unlike in many wine producing areas, most Temecula Valley Wine Country’s wineries are relatively small and much of their sales are direct-to-consumers through winery wine-tastings, membership clubs and internet sales. Both to attract customers and to supplement wine sales, wineries host weddings, parties, concerts, and hold their own events such as dinners, parties and other functions. They may add tourist attracting commercial uses such as restaurants, resorts and bed and breakfast inns. The ambiance and aesthetics of vineyards and wineries lend themselves to such uses. Additionally, Temecula Valley has unique qualities and adjacent uses that help make this a rich tourism destination:

- The wineries are close together.** When built out there will be as many as 125 wineries, most accessible from a loop of roads about 10 miles in length.
- Proximity to Casinos:** Pechanga and Pala Casinos are minutes from wine Country.
- Unique character** added from the equestrian community.
- Temecula Old Town** only minutes from Wine Country

The Temecula Valley Wine Country currently has 34 wineries, 4 resorts with 114 rooms, and 8 restaurants. An additional 30 wineries are anticipated within the next 1-5 years, ultimately totaling as many as 125 wineries in the Valley. Included with the next 30 wineries are an additional 6 resorts with over 600 rooms and an additional 12 restaurants. Temecula Valley is evolving into a premier wine region, THE wine country in Southern California, and a rich tourism destination.



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August 21, 2012

To: Riverside County Planning Commissioners  
Mitra Mehta-Cooper, Senior Project Planner

Cc: Supervisor Jeff Stone

From: Lynn Mattocks, Trails Commissioner, Third District and member of the Wine Country Community Plan Advisory Council

Subject: Equestrian Issues and Trails Implementation Issues in Proposed Wine Country Community Plan

Commissioners,

I am speaking today as 3<sup>rd</sup> District Trails Commissioner, member of the Wine Country Community Plan Advisory Council, and longtime area equestrian leader. First, I want to acknowledge the hard work the County Staff have put into this plan and its details. And I want to acknowledge the spirit of collaboration that the County, the Vintners, and area Residents have shown in striving to create a plan that enables growth of the area in a way that I believe enhances life for equestrians, winery owners and residents alike.

But in the most recent staff report documents, there are some very critical issues that need to be addressed. I believe we can resolve these and when we resolve them I would then ask your support in approving this plan.

Here are the issues:

1. Commercial Equestrian Establishments - The existing commercial equestrian establishments need to be allowed by right. We fought long and hard in the Advisory Council on this point and got agreement. The current "comparison chart" shows them requiring plot plans. That's ok for new projects but not for existing. We MUST have wording in the plan to protect the existing businesses.
2. Trails – Last hearing several speakers requested an implementation plan, and the County Staff has presented a first draft. We appreciate this effort but there are two critical changes that need to be made before we can accept this:
  - a. First, the document states repeatedly that even when the County is holding a trail easement, there is no implied right to ride until the trails are "fully planned and developed". This wording is WAY TOO VAGUE. It implies that no segment could be ridden until all are finished, and if that's the case, we won't have trails out here for decades and decades. I ask you to require that this plan stipulate that the Trails Subcommittee come up with a segment-by-segment implementation schedule so we can get some loops operable faster. For example, some of the trails that are along winery maintenance roads do not need any further development, so we should be able to acquire easements and open those easily (especially since many of the winery owners have individually agreed already).



- b. Second, the document states that easements will be acquired during the development review process. I know that this is how things are typically done elsewhere in Riverside County, but this process will not work here. Many of the proposed trails are on properties that will NOT be coming up for development review, so if we wait for that, we'll again have a patchwork of unconnected trails. The solution to this is for you Commissioners to stipulate that the County work with the Trails Subcommittee and County Counsel to come up with a proactive approach to acquiring easements, again according to a prioritization schedule to be worked out.
3. Sewers – the equestrian interests in The Valley of the Horses (Valle de Los Caballos) are NOT in favor of having sewers brought down De Portola Road through the VDC. They should stop east of Pauba Road, where wineries already exist.

I thank you for your time and hope you can require these changes, in which case I would support the plan.

Lynn Matlock





Ordinance No. 348 Needs to be explicitly defined in its purpose and scope since it also affect all major roads as defined on proposed county circulation plan maps. It will most likely yield many parcels unbuildable whether by parcel size or limiting development to areas on a parcel that topography makes it unfeasible to build with regard to residential construction.

Verbally I have been told by Mitra Meta Cooper that we would be grandfathered. If this is the case than a grandfather clause needs to be placed in this ordinance defining the conditions and time period that a grandfather clause remains in effect. Further is the grandfather clause assumable by any new property owner. These are very serious questions that need to be addressed in any change in the proposed ordinance.

If the set back is from the centerline of the existing road easement this should be stated. The potential for this to be a major land grab with the subsequent devaluation of all the affected parcels is more than just a major concern.

I would like to know what county agency proposed this new setback proposal and again their specific purpose and stated in the language of this proposed amended plan.

Looking forward to you written response.

Sincerely  
Donald J Douglas  
40920 Anza Road  
Temecula, CA 92592

**Cc Riverside County Planning Commission:**

Commissioner John Roth  
Commissioner John Snell  
Commissioner John Petty  
Commissioner Jan Zuppardo

**Riverside County Board of Supervisors:**

Supervisor Bob Buster  
Supervisor John Tavaglione  
Supervisor Jeff Stone  
Supervisor John Benoit  
Supervisor Marion Ashley

8/21/2012

TO: Commissioner John Snell

Please place this as an official document in the public record.

**AS COMMENTS TO THE FOLLOWING:**

ORDINANCE NO. 348.4729  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

In Reference to:

SECTION 14.96. DEVELOPMENT STANDARDS

Ordinance No. 348.

(3) The minimum setback requirement for all buildings shall be fifty feet (50') from the road right of way, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').

**With a totally different rule for wineries**

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

As a residence and property owner on Anza Road this proposed setback rule would negate any possibility of development of  $\frac{3}{4}$  of my property. I have been informed verbally by Mitra Meta Cooper that my parcel with its existing house would be grandfathered. I have repeatedly asked for a response and written clarification for the purpose of this setback requirement but no response to date.

In researching why public agencies establish set back rules, i.e. Utility access, create buffer zones between residences and allow for major thoroughfares to be expanded when traffic increases. My major concern are that a 300' set back on both side of Anza road plus the existing road easement creates 718ft potential easement which will effectively remove all housing along Anza Road.

Ordinance No. 348 Needs to be explicitly defined in its purpose and scope since it also affect all major roads as defined on proposed county circulation plan maps. It will most likely yield many parcels unbuildable whether by parcel size or limiting development to areas on a parcel that topography makes it unfeasible to build with regard to residential construction.

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**Riverside County Board of Supervisors:**

Supervisor Bob Buster  
Supervisor John Tavaglione  
Supervisor Jeff Stone  
Supervisor John Benoit  
Supervisor Marion Ashley



8/21/2012

TO: Commissioner John Petty

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AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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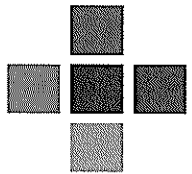
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Commissioner John Petty  
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Supervisor Jeff Stone  
Supervisor John Benoit  
Supervisor Marion Ashley



# RANCHO COMMUNITY

CHURCH & CHRISTIAN SCHOOLS

31300 Rancho Community Way Temecula CA 92591 · ranchocommunity.org · 951.303.6789

To the Riverside County Planning Commission,

Rancho Community Church is privileged to be a part of the thriving life of Temecula Valley, currently serving the 4,500 members of our church while serving the broader region through family counseling services, recovery ministry, support groups, and substantial help to those in need through the Temecula Murrieta Rescue Mission and partner ministries.

Over the years, we have also faced opposition as we developed our property, but in the end, the right decisions have been made to embrace the faith community as a vital part of the life of our valley. We are asking the same on behalf of Calvary Chapel Bible Fellowship.

We understand how critically important it is to the region to have a thriving and growing winery industry with a master plan for smart expansion, but we believe this plan can, and should include the faith community. To expressly eliminate this use would be both unreasonable and unfair to a large segment of people who only add value to their community.

With respect, I ask you to please add church use to the master plan of the Wine Country. Rancho Community Church is looking forward to a fair outcome for churches.

Sincerely,

Scott Treadway  
Lead Pastor / President  
Rancho Community Church and Schools

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

August 22, 2012

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

I attended the July 25<sup>th</sup> meeting all day. I did not ask to speak as I had sent my correspondence to you July 13<sup>th</sup>. It was a complete surprise to have all of the church people appear asking for their right to have churches in the Wine Country. As a property owner I have been aware of this new Community Plan for well over 2 years.

Since the church issue is going to delay the final approval of the plan, I would like to ask that the trail easements be acquired proactively and riding be allowed according to each segment by segment implementation. The Trails Committee have been working on these trails for over 4 years using, at the beginning, the original Rancho California Trails Map circa 1970. We wish for the right to ride now rather than wait until they are fully planned and developed. This will take a very long time. They are needed now. I am speaking on behalf of the Rancho California Horsemen, Equine Riders and all of the many individual equestrians.

My own opinion regarding the church.

It is obvious these young church folks are not aware they are invading prime California agriculture land with their desire to go beyond the church they already have and build a school. Since the original Rancho California Plan of 1964, this almost 19,000 acres of the new community plan was intended for large agriculture parcels, horse ranches and estate property. I won't take the time to go into the complications of combining school property with agriculture.

Thank you.

Pat Ommert





August 21, 2012

To: Riverside County Planning Commissioners  
Mitra Mehta-Cooper, Senior Project Planner

Cc: Supervisor Jeff Stone

From: Lorraine Harrington, member of the Wine Country Community Plan Advisory Council  
and member of Board of Directors, Rancho California Horsemen's Association

Subject: Equestrian Issues and Trails Implementation Issues in Proposed Wine Country  
Community Plan

Commissioners,

Because I spoke at the first public hearing on July 25, I am not sure I will be allowed to speak today. But I think it is critical to call to your attention several NEW issues that have arisen in the most recent set of County Staff documents. I do not mean these comments to sound critical of the great work County Staff have done to help us craft a Community Plan that represents the interests of all stakeholders, including equestrians. We appreciate the spirit of collaboration. But we still have important issues to resolve, as follows:

We must add wording into the plan to address the following issues so the intent of the Advisory Council comes through more clearly.

1. Commercial Equestrian Establishments - The existing commercial equestrian establishments need to be allowed by right. The 5 Equestrian Representatives to the Advisory Council made it clear from the beginning that we would not be able to support the Plan if it did not protect existing businesses. The current "comparison chart" shows them requiring plot plans. We MUST adjust the wording in the plan to differentiate between existing and new businesses on this point.
2. Trails – At the hearing on July 25, several of us requested an trails implementation plan, and appreciate that County Staff has put forth a draft. It's a start but there are CRITICAL CHANGES that need to be made before we can accept it:
  - a. First, the document states repeatedly that even when the County is holding a trail easement, there is no implied right to ride until the trails are "fully planned and developed". This wording is WAY TOO VAGUE. It implies that no segment could be ridden until all are finished, and if that's the case, we won't have trails out here for decades and decades, if ever. I ask you to require that this plan stipulate that the Trails Subcommittee come up with a segment-by-segment implementation schedule so we can get some loops operable faster. For example, some of the trails that are along winery maintenance roads do not need any further development, so we should be able to acquire easements and open those easily (especially since many of the winery owners have individually agreed already).

- b. Second, the document states that easements will be acquired during the development review process. We need a proactive – not reactive – process here in Wine Country . Many of the trails segments are along properties that are already developed, so we need to develop a process of approaching landowners to get the easements. We recognize that this may not be standard procedure in other areas of Riverside County, but the beauty of creating a Community Plan is that you can tailor processes to fit the community. Out here, if we wait for development review meetings, we will never have a trails network. None of us want to see this multi-year effort end this way. I ask that you Commissioners add a stipulation to the Plan document that requires the County to work with the Trails Subcommittee and County Counsel to come up with a **proactive** approach to acquiring easements, according to a prioritization schedule to be worked out.
3. Sewers – the equestrian interests in The Valley of the Horses (Valle de Los Caballos) are NOT in favor of having sewers brought down De Portola Road through the VDC. They should stop before entering the Equestrian Zone.

Please require these important changes to the current Plan and supporting documents.

Lorraine Harrington

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

221 North Figueroa Street, Suite 1200  
Los Angeles, California 90012  
Telephone: 213.250.1800  
Fax: 213.250.7900  
www.lbbslaw.com

**MALISSA HATHAWAY McKEITH**  
DIRECT DIAL: 213.580.6303  
E-MAIL: MCKEITH@LBBSLAW.COM

August 21, 2012

File No.  
32652.2

**VIA E-MAIL AND FACSIMILE**

Planning Commissioner John Roth  
Planning Commissioner John Snell  
Planning Commissioner John Petty  
Planning Commissioner Jan Zuppardo  
Riverside County Planning Commission  
County of Riverside Administrative Center  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502

applejon@wildblue.net  
john.s@inlandcorp.com  
john@jdpdevelopment.com  
jzuppardo@msn.com

Facsimile: (951) 955-1811

Re: Response to Agenda Item 3.1 Staff Report ("Staff Report") for the August 22, 2012 Planning Commission hearing regarding inclusion of religious institutions and ancillary schools in the Wine Country Community Plan.

Dear Commissioners:

Thank you for your continued diligence to make the Wine Country Community Plan ("WCCP") a reality. We very much appreciate your willingness to take testimony and consider the concerns of the Calvary Chapel Bible Fellowship ("Calvary") and its many members regarding the need for the County to affirmatively establish in the WCCP that religious institutions and ancillary schools are welcome and compatible with the goals and objectives of the general plan amendments.

On August 16, 2012, Lewis Brisbois Bisgaard & Smith, LLP ("LBBS") submitted correspondence to the County Counsel proposing specific changes to the language of the WCCP to include churches and ancillary schools. On August 21, 2012, we further submitted a proposed resolution for your consideration that would direct staff to evaluate inclusion of religious institutions and ancillary schools through a targeted recirculation of the Draft Environmental Impact Report ("DEIR"). Copies of this proposed resolution for your consideration, and the August 16 letter are attached.



The purpose of this letter is to respond in writing to certain factual inaccuracies in the Staff Report and to clarify issues that warrant further explanation in advance of the continued public hearing on August 22<sup>nd</sup> 2012. It also sets forth the many concessions that Calvary is willing to make in an effort to stave off more controversy over its continued operation and expansion in the wine country. We believe the Wine Country Community Plan is important for the long-term economic stability of the area and we support its adoption as amended.

Based on prior litigation filed by the vintners and statements made to the Planning Commission, it appears some wineries fear that the inclusion of churches and ancillary schools as permitted uses in the WCCP will lead to an outbreak of new facilities that will disrupt their operations and undermine the purpose of the WCCP. This “fear” is grossly overstated insofar as the requirements of the WCCP (i.e., planting requirements; setbacks; design standards and other requirements) will deter many facilities from locating in the WCCP. And, any such facility has to comply with CEQA prior to it receiving a Public Use Permit or a Conditional Use Permit, either of which can be properly conditioned.

Opponents of Calvary have raised additional substantive issues as reflected in the Staff Report at page 12. Calvary responds as follows:

1. **Alcohol licenses for wine sales.** Staff notes that the majority of winegrowers are issued a #02 license for non-retail wine sales from the California Department of Alcoholic Beverage Control (“ABC”). (Staff Report, p. 12). California law specifies that the ABC “may” deny the license to a premises located within 200 feet of a school or church. (Staff Report, p. 12, citing Cal. Bus. & Prof. Code § 23789). Use of the word “may” has lead several people to argue that the ABC, in fact, will deny the license or that Calvary will object to their issuance. Neither is a real threat here.
  - a. The proposed development standards already mandate a setback of 300 feet from Rancho California Road for Special Occasion Facilities all Wine Country districts. (Ord. 348, Proposed Art. XIVd, Section 14.96(e)(4).) If that proposed zoning ordinance is amended to account for religious institutions in this district, Calvary’s expansion project will be subject to as yet unspecified setback requirements as well, thus all but eliminating the possibility that a #02 license will not be issued.
  - b. As shown in the on page 6 of the Calvary Press Release included in the Staff Report (excerpt also attached hereto), Calvary’s proposed school is located more than 500 feet away from the Pinnacle Restaurant to the northwest, and the Maurice Car’rie winery to the southeast.

2. **Alcohol licenses for liquor.** Staff goes on to state that, if a winery or affiliated use desires to serve spirits, they must apply for a #47 retail liquor license. The Business & Professions code states that these types of licenses “may” be denied “for good cause” if located less than 600 feet from a school or church, and that the measurement of 600 feet is determined by ABC rules. (Staff Report, p. 12).
- a. Calvary is willing to set back any school a sufficient distance from the property line to help mitigate concerns about potential limitations on issuance of either a winegrowers license or a retail liquor/spirits license.
  - b. Calvary agrees not to raise any objections concerning alcoholic beverages at the wineries including the installation of a full service bar and application of #47 or #02 licenses. Calvary’s acquiescence to liquor licenses is a factor that ABC will consider in granting a liquor license in the “immediate vicinity” of a church. (*Martin v. Alcoholic Beverage Control Appeals Board* (1961) 55 Cal.2d 867 [holding that one factor in favor of granting a license was that, although the applicant was only 70 feet from a church, the church had not protested the application].)
  - c. Additionally, in a review of ABC appeals and related case law, the distance to a school or church does not mandate denial and distance is not necessarily a dispositive factor; there must generally be “good cause” in addition to distance in order to deny a license under § 23789. (*See Martin v. Alcoholic Beverage Control Appeals Board, supra*, at 875: “If mere proximity were as a matter of law ‘good cause’ for denial of a license the department would not be specifically authorized to refuse the issuance; by contrast, it would be specifically required to refuse it. Therefore, by the terms of the statute and the Constitution, it is clear that in every such case the department is bound to exercise a legal discretion in passing on the application.” [emphasis in original].) Finally, the ABC opinions suggest that close proximity to a high school causes greater concern to the ABC than proximity to an elementary school. (*Protest of Buckley, et al.* (1999) AB-7249 at 14).

Realistically, many of the ABC rules were intended to prevent liquor stores being located in the vicinity of schools so that teenagers did not have ready access to alcohol. It is beyond credulity to image that the kids from Calvary will be frequenting the wine bars at the local

vintners. Calvary believes that the Planning Commission should give little or no weight to this ABC issue because it is more of a pretext to keep the church out than a genuine concern.

3. **Pesticides.** Staff does raise some legitimate questions concerning the compatibility of schools given the proximity of pesticide application in the immediate vicinity. (Staff Report, p. 12). Without elaboration, staff points out that foliar applications of pesticides is “critical in sustaining vineyards and other agricultural operations,” and that ground rig pesticide application is not permitted within  $\frac{1}{4}$  mile of a school *in session*, while aircraft applications of pesticides are not permitted within  $\frac{1}{2}$  mile of a school *in session*.
  - a. Calvary acknowledges that the timing of and type of pesticide application is not always predictable depending upon conditions in the field. Nevertheless, this is a highly regulated area and rules have already been adopted by the County Agricultural Commissioner to accommodate the many schools located in agricultural areas.
  - b. In May 2011, the County Agricultural Commissioner provided a report to the Planning Commissioners addressing the pesticide issue in greater detail than the present Staff Report (a copy of which is attached hereto and is also incorporated into the Staff Report at p. 13 of the Calvary Press Release attachment).
  - c. The school proximity restrictions are “general conditions” of pesticide use implemented by Riverside County. In the May 19, 2011 report, the Agricultural Commissioner stated that applications are permissible within the stated distances if:
    - i. The application takes place outside of regularly scheduled class times (even if it occurs during the school year), including weekends, holidays and vacations; and
    - ii. The school and school grounds are not being used for “an event such as a public event, meeting, sports activity, etc.” (Agricultural Commission Report, p. 3).
  - d. To mitigate any adverse impact on its neighbor vineyards, Calvary would agree to abide by any special orders of the Riverside County Agriculture Commissioner requiring that school not be in session for special spraying events.




- e. Furthermore, Calvary would work directly with its neighbor vintners to avoid conflicts with spraying schedules and any school activities once the school is occupied.
4. **Options for action.** Staff presents the Planning Commissioners with three options for consideration. (Staff Report, p. 13-14). Option (1) proposes including religious institutions in both the Wine Country - Winery district and the Wine Country - Equestrian district, and proposes making the required changes to the general plan amendment and the zoning ordinances. Option (2) is to do nothing and proceed with the WCCP as is without consideration of religious institutions or schools. Option (3) is to “carve out” the Calvary parcels from the WCCP, leaving it as an island remnant of the existing Citrus/Vineyard zone which, as you know, also does not consider inclusion of religious institution or ancillary schools. Staff does allow for flexibility, noting that the Commissioners do not need to choose one of these options but can instead create a new one.
- a. Calvary suggests a fourth option, which is narrower in scope than Option (1) but more inclusive (and conducive to the goals of the WCCP) than Options (2) or (3). Calvary proposes that religious institutions and ancillary schools be included in the Wine Country - Winery (“WC-W”) district only. Limiting churches and ancillary schools to the district with the far greater number of Special Occasion Facilities will focus and narrow the scope of the environmental impact inquiry and will minimize changes necessary to the proposed general plan and zoning ordinance amendments.
  - b. Calvary agrees to pay fifty percent (50%), up to \$100,000, of the cost to recirculate of the DEIR due to the evaluation of potential impacts created by religious institutions and their ancillary schools. Calvary understands that any cost sharing would need to be put into a written agreement and approved by the Board of Supervisors.
  - c. To this end, Calvary has proposed a resolution for the Planning Commissioners’ consideration on August 22, 2012, directing staff to revise the DEIR to include the evaluation of potential environmental impacts of religious institutions and ancillary school uses in the proposed WC-W district and, thereafter to recirculate the DEIR or portions thereof. An EIR evaluating Churches and ancillary schools would identify impacts and appropriate mitigation and form as the basis for the revisions to the WCCP and associated zoning that were set forth in LBBS correspondence of August 16, 2012.

Planning Commissioners Roth, Snell, Petty and Zuppardo  
August 21, 2012  
Page 6

Please do not hesitate to contact me if you want to discuss this in advance of the hearing tomorrow, although I am sure your plates are full this afternoon. Thank you again for your hard work.

Very truly yours,



Malissa Hathaway McKeith of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

MHM

Attachments:

- 1) Calvary's Proposed Planning Commission Resolution
- 2) Letter from LBBS to County Counsel, August 16, 2012
- 3) Agricultural Commissioner's Report, May 19, 2011
- 4) Calvary radius illustration (p. 6 excerpt of Calvary Press Release)

cc: Mary Stark, Planning Commission Secretary  
mcstark@rctlma.org

RESOLUTION 2012-

A RESOLUTION OF THE PLANNING COMMISSION OF RIVERSIDE COUNTY, CALIFORNIA, RECOMMENDING THE RECIRCULATION OF THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR No. 524, SCH No. 2009121076) FOR THE WINE COUNTRY COMMUNITY PLAN IN ORDER TO EVALUATE THE IMPACTS CREATED BY EXPRESS INCLUSION OF RELIGIOUS INSTITUTIONS AND ANCILLARY SCHOOLS IN THE WINE COUNTRY COMMUNITY PLAN.

WHEREAS the Planning Commissioners desire to expressly include religious institutions and ancillary schools in the Wine Country-Winery (“WC-W”) district of the Wine Country Community Plan (“WCCP”);

WHEREAS the inclusion of religious institutions and ancillary schools in the WC-W district of the WCCP requires recirculation of the Draft Environmental Impact Report (“DEIR”) for the WCCP in order to specifically address the potential environmental impacts of traffic, noise, potential exposure to pesticides, and any other potential environmental impacts;

WHEREAS the Calvary Chapel Bible Fellowship (“Calvary”) has agreed to pay fifty percent (50%) of the cost, up to a maximum of \$100,000, to recirculate the DEIR or portions thereof as it directly relates to religious institutions and ancillary schools;

WHEREAS the Planning Commission will take further testimony on the existing DEIR issues unrelated to religious institutions and ancillary schools prior to closing this matter for public hearing either today or at another public hearing;



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NOW, THEREFOR the Planning Commission DOES HEREBY DIRECT staff to evaluate the environmental impacts of expressly including religious institutions and ancillary schools in the WCCP and to revise and amend the DEIR accordingly; and, thereafter, to recirculate the DEIR or a portion thereof as necessary to allow for adequate and meaningful public review on the issue of religious institutions and ancillary schools in the WCCP, reserving the right to include other issues for recirculation for which Calvary is not involved depending upon future testimony.

---

County of Riverside Planning Commission

Date: August 22, 2012

AYES:

NOES:

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& SMITH LLP**  
ATTORNEYS AT LAW

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DIRECT DIAL: 213.580.6303  
E-MAIL: MCKEITH@LBBSLAW.COM

August 16, 2012

File No.  
32652.2

**VIA ELECTRONIC MAIL AND FACSIMILE**

Michelle Clack, Esq.  
Deputy County Counsel  
Office of Riverside County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501

E-Mail: [mclack@co.riverside.us](mailto:mclack@co.riverside.us)  
Facsimile: (951) 955-6322

Re: Calvary Chapel Bible Fellowship's ("Calvary") proposed changes to the proposed general plan and zoning ordinance language for the Wine Country Community Plan ("WCCP")

Dear Shellie:

I am sorry that you need to cancel our planned meeting on the 21<sup>st</sup>. As I mentioned earlier today, I am available to meet any time (or to schedule a conference call) to go over the issues in this letter hopefully in advance of the upcoming Planning Commission hearing on August 22, 2012.

As you know, Calvary currently is processing a plot plan application (comprising Project Case No. PP2248 and Change of Zone No. 7782) ("Application"). Based on past opposition from the wineries, we fear that the County's failure to expressly identify religious institutions and ancillary educational facilities in the WCCP may prevent the County from making a finding of general plan consistency in the future. At a minimum, such a finding would be subject to challenge. Supervisor Stone has assured Calvary that he supports churches and ancillary schools in the WCCP. The proposed minor changes set forth below are intended to clarify this commitment and to eliminate any future uncertainty when processing the Application.

Clarifying that religious institutions are welcome in the wine country can easily be accomplished by adding one new policy in the policy section applicable to all districts

within the Temecula Valley Wine Country Policy Area, as defined in the proposed general plan amendment.<sup>1</sup> The new policy should state:

SWAP #\_\_ Allow integration of places of religious worship as appropriate provided that the facilities maintain the rural character of the Winery, Equestrian and Residential districts by conforming to planting and acreage requirements not inconsistent with the goals of the Temecula Valley Wine Country Policy Area.

We further propose two modifications to the proposed zoning ordinance 348.4729 (which adds a new article, XIVd).

1. Definitions Section 14.91, subsection (t) defining “Special Occasion Facilities,” should be amended as indicated by the underlined text:

An indoor or outdoor facility, which may include a gazebo, pavilion, amphitheater, auditorium, structures and buildings, which is used on special occasions such as weddings, parties, concerts, conferences, charity events and fundraiser events for a specific period of time in return for compensation, or which is used for religious worship. An outdoor special occasion facility may include a gazebo, pavilion, or amphitheater for wedding ceremonies, concerts or other celebrations. An indoor special occasion facility shall include a building or structure for wedding receptions, conferences, religious worship or other celebrations conducted entirely within the structure or building.

2. Section 14.92, describing authorized uses in the Wine Country-Winery (WC-W) zone, specifically subsection (b), setting forth conditionally permitted uses with a plot plan, which states that “Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The following uses are permitted provided

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<sup>1</sup> At present, the policies applicable to all districts are numbered SWAP 1.1 through 1.9. We would propose numbering the new policies as SWAP 1.10 and 1.11; but note that this would require re-numbering the all subsequent SWAP policies in the current draft general plan amendment.



a plot plan has been approved pursuant to Section 18.30 of this ordinance.”  
We propose to add a subsection (6) as follows:

- (6) The following non-commercial uses on a minimum gross parcel size of twenty (20) acres:
  - a. Places of religious worship.

Importantly, the inclusion of “places of religious worship” in the definition of “special occasion facility” should not require recirculation of the draft Environmental Impact Report (“DEIR”). The DEIR already has analyzed the environmental impacts that special occasion facilities would create.<sup>2</sup> Impacts from commercial events versus religious gatherings are largely indistinguishable. Moreover, the Planning Director will retain discretion to impose reasonable conditions or mitigation on development appropriate to ensure consistency with the objectives of the WCCP as each proposed project will continue to require its own CEQA review prior to approval.

Calvary also has proposed a small school (under 200 students) as part of the Application. Calvary therefore recommends adding language to the proposed addition of subsection (6) to section 14.92 of the zoning ordinance authorizing uses in the WC-W zone to include ancillary church uses, such as a small school. The proposed subsection (6) would then read:

- (6) The following non-commercial uses on a minimum gross parcel size of twenty (20) acres:
  - a. Churches, temples or other places of religious worship;
  - b. Uses ancillary to churches, temples or places of religious worship, including private schools.

As the WCCP currently reads, such a private school might be considered inconsistent with the objectives of the general plan even though section 18.29(a)(1) of

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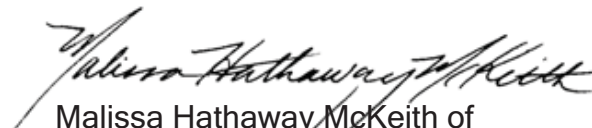
<sup>2</sup> See, e.g., DEIR Executive Summary at 1.0-32 to 1.0-34 and 1.0-40; Project Description at 3.0-18 to 3.0-20; and DEIR sections on Agricultural and Forestry Resources at 4.2-12 to 4.2-13; Biological Resources at 4.4-10; Greenhouse Gas Emissions at 4.7-26; Land Use at 4.10-22, 4.10-24, and 4.10-31; Noise at 4.12-36 to 4.12-48; Public Utilities, Recreation and Services at 4.13-2 and 4.13-16; and Traffic and Circulation at 4.14-40 and 4.14-47.

Ordinance 348 permits educational institutions in any area. Again, to avoid unnecessary litigation and delays later, Calvary believes the issue of ancillary religious schools be openly addressed now so that the appropriate analysis and conditions can be adopted as part of the WCCP.

The DEIR clearly does not address schools, and therefore Calvary requests that the Planning Commission recommend recirculation on this one narrow issue. Calvary is willing to pay the cost of this targeted analysis which should take under four months to accomplish, and the CEQA Regulations permit such limited recirculation.<sup>3</sup>

We appreciate that this matter has become controversial in light of the wineries' past litigation and blanket opposition to churches. The safer option for the County is to address those issues prior to adoption of the WCCP. We look forward to working with you to ensure that the continued operation of the Church is compatible with the goals of our surrounding neighbors.

Very truly yours,



Malissa Hathaway McKeith of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

MHM

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<sup>3</sup> If the revisions or additions triggering recirculation are limited to a few chapters or portions of the draft EIR, the lead agency may circulate only the chapters or portions that were revised. 14 Cal. Code Regs. §15088.5(c); *Vineyard Area Citizens for Responsible Growth v City of Rancho Cordova* (2007) 40 Cal. 4th 412, 449. Accordingly, the lead agency may also limit the scope of comments and responses by providing notice identifying the significant revisions that were made and request that comments be confined to those parts of the EIR. 14 Cal. Code Regs. §15088.5(f)(2).



## AGRICULTURAL COMMISSIONER'S OFFICE

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## WEIGHTS & MEASURES DIVISION

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FAX (951) 276-4728

### JOHN SNYDER

Agricultural Commissioner  
Sealer of Weights & Measures

TO: Greg Neal, Planning Department  
FROM: *Robert Mulherin*  
Robert Mulherin, Deputy Agricultural Commissioner, Pesticide Use Enforcement  
RE: Wine Country Church and School Project  
DATE: May 19, 2011

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Greg, per your request for a draft report by May 19, 2011, attached please find a document addressing potential impacts associated with development located in proximity to agricultural production areas, specifically, near winegrape production. Also attached is a summary of various agricultural chemicals used on Temecula Valley vineyards within the last 3 years.



## BACKGROUND

May 19, 2011

Farmland is a vital economic resource to Riverside County supplying food, fiber and nursery plants to not only the residents of Riverside County but throughout the country and the world. There is a rich and varied assortment of agricultural commodities produced in Riverside County, including but not limited to vegetables, field crops, citrus, avocados, table grapes and wine grapes. Agricultural production occurs in four separate districts within Riverside County, (Riverside/Corona, San Jacinto/Temecula, Coachella Valley and Palo Verde Valley) and contributes approximately 4 billion dollars to the economy of Riverside County.

Within the San Jacinto/Temecula agricultural production area, wine grapes are produced on approximately 2,000 acres. The wine grape industry and its connecting tourist industry contribute approximately \$100 million to the local and regional economy. Grapes are vulnerable to Pierce's Disease (PD), *Xylella fastidiosa*, a bacterial disease that is vectored by Glassy-winged Sharpshooter (GWSS). The insect and bacterium are an ongoing threat to the vineyards in the Temecula Valley. During the late 1990s, the GWSS/PD complex resulted in a 40% vineyard loss and threatened the associated tourism industry.

The Riverside County Board of Supervisors recognizes the value of the wine grape industry and its contribution to the economy of Riverside County. In August 1999, the Board adopted Resolution Number 99-369 and declared a local emergency for Riverside County due to the threat of GWSS/PD to wine grape production and the connecting tourist industry. This Emergency Declaration has been renewed every two weeks since it was adopted. In 2000, an area-wide management program was initiated within the Temecula Valley through a Cooperative Agreement between the USDA and Riverside County, and the University of California, Riverside to prevent the further spread of GWSS/PD. Under the area-wide management program, grapes and citrus are treated with insecticides to control Glassy-winged

Sharpshooter which effectively diminishes the spread of Pierce's Disease. The aggressive approach by the wine grape industry to control GWSS/PD was instrumental in saving wine grape production in Riverside County. Without these treatments, the wine grape growers would be in the same situation they were facing in the late 1990s.

### PESTICIDE USE RESTRICTIONS

In general, the use of agricultural chemicals near establishments such as schools and churches becomes more difficult, whether they are conventional or organic, due to use restrictions contained in the California Food and Agricultural Code, California Code of Regulations and the pesticide permit. There is potential for adjacent growers to suffering damage to the crop or possibly losing it altogether. If the nearby or adjacent agricultural operation is a vineyard, the vineyard operator risks having the vines infected by Pierce's Disease and eventually losing the vines.

When pesticides are applied, it must be done according to the directions and requirements listed on the pesticide label. They must be applied safely and they must not be allowed to drift off site nor contaminate public or private property. To aide in the safe application of pesticides, the Agricultural Commissioner may impose permit/pesticide use conditions that are in addition to the laws and regulations governing pesticide use, in order to prevent "undue hazards" associated with sensitive sites per Food and Agricultural Code Section 14006.6. Each site that is proposed for treatment is evaluated individually to determine what permit/pesticide use conditions will be required.

Due to past situations that have occurred in agriculture/urban interfaces, the Riverside County Agricultural Commissioner's has the following general pesticide use conditions:

- Buffer Zones
  - ✓ do not make applications within 150 feet with a ground rig (or within 300 feet with an aircraft) of sensitive sites, such as occupied residences or businesses or churches unless occupants are contacted and permission is given in writing to apply closer;



- ✓ do not make applications within 300 feet of field workers;
- Schools – no foliar applications are allowed within ¼ mile of a school (including daycare centers) in session with a ground rig or within ½ mile with an aircraft.
  - ✓ In session means during regularly scheduled class times.
  - ✓ Applications are allowed before/after school and during weekends, holidays and vacations, provided that the school and school grounds are not being used for an event such as a public event, meeting, sports activity, etc.
- Some pesticides, such as Sulfur Dust are difficult to control and contain during the application due to the dust formulation; therefore, the application may not be allowed in certain areas. Restrictions and conditions of use are on a site-by-site basis.
- The above restrictions do not apply to agricultural chemicals injected into a drip irrigation system and do not apply to hand applied (backpack sprayer) foliar materials.

#### AGRICULTURAL/URBAN INTERFACE DISCUSSION

In California, increasing pressure has occurred on agriculture as suburban development has moved into what were traditionally agricultural areas and Riverside County is no exception to this pressure. Some of these new residents are often not as understanding nor accepting of farming activities and practices – the noise of tractors, dust being generated during plowing and discing of fields, odors of animals, applications of fertilizers and applications of pesticides. As a result, some agricultural operations are forced to amend their farming practices and activities or cease their operations altogether.

One long-term solution to this problem is effective land use planning. This could include boundaries for urban growth and, where appropriate the use of buffer zones between urban and agricultural areas. If farmland in Riverside County is to be maintained and agriculture is to remain a critical part of the economy in Riverside County, consideration should be given to land use planning decisions that minimize urban development/agricultural conflicts.



Riverside County recognizes the value of agriculture in Riverside County and realizes that when the agricultural/urban interface occurs, agricultural operations are often the subject of nuisance complaints. To address this issue, Ordinance No. 625 was adopted by Riverside County. This ordinance is commonly known as the “Right to Farm Ordinance”. Its intent is to conserve, protect and encourage the development, improvement, and continued viability of agricultural land, industries and agricultural products in Riverside County while balancing the rights of farmers with the rights of non-farmers that own, occupy or use land adjacent to agricultural areas. Another intent of this ordinance is to limit the circumstances under which agricultural activities may be deemed to constitute a nuisance.

#### Attachments

2009 Applications made to Wine Grapes

COMMON NAME	Type of Pesticide	Formulation	Application Method	1/4 Mile Applies (Y/N)
Sum of 2				
ALUMINUM PHOSPHIDE				
ALPHA-(PARA-NONYLPHENYL)-OMEGA-HYDROXYPOLY (OXYETHYLENE)***	rodenticide	pellet/tablet	below ground	N
ALPHA-[PARA-(1,1,3,3-TETRAMETHYLBUTYL)PHENYL]-OMEGA-HYDROXYPOLY(OXYETHYLENE)***	adjuvant	liquid	ground	Y
AZOXYSTROBIN	fungicide	liquid	ground	Y
BACILLUS PUMILUS, STRAIN QST 2808	fungicide	liquid	ground	Y
BACILLUS THURINGIENSIS, SUBSP. KURSTAKI, STRAIN ABTS-351	insecticide	liquid, dry flowable	ground	Y
BOSCALID	fungicide	dry flowable	ground	Y
COCONUT DIETHANOLAMIDE***	adjuvant	liquid	ground	Y
COPPER HYDROXIDE	fungicide	liquid, dry flowable	ground	Y
DIMETHYLPOLYSILOXANE***	adjuvant	liquid	ground	Y
DIPHACINONE	rodenticide	bait	above ground	N
DODECYLBENZENE SULFONIC ACID***	adjuvant	liquid	ground	Y
EDTA, TETRASODIUM SALT***	adjuvant	liquid	ground	Y
FATTY ACIDS, MIXED***	adjuvant	liquid	ground	Y
FENARIMOL	fungicide	liquid	chemigation	N
FLUAZIFOP-P-BUTYL	herbicide	liquid	ground	Y
GLUFOSINATE-AMMONIUM	herbicide	liquid	ground	Y
GLYPHOSATE	herbicide	liquid, dry flowable	ground	Y
GLYPHOSATE, DIAMMONIUM SALT	herbicide	liquid, dry flowable	ground	Y
GLYPHOSATE, ISOPROPYLAMINE SALT	herbicide	liquid, dry flowable	ground	Y
GLYPHOSATE, POTASSIUM SALT	herbicide	liquid, dry flowable	ground	Y
IMIDACLOPRID	insecticide	liquid	chemigation	N
ISOPROPYL ALCOHOL***	adjuvant	liquid	ground	Y
LECITHIN***	adjuvant	liquid	ground	Y
LIME-SULFUR	fungicide	liquid	ground	Y
MYCLOBUTANIL	fungicide	liquid	ground	Y
NORFLURAZON	herbicide	water soluble powder	ground	Y
OXYFLUORFEN	herbicide	dry flowable	ground	Y
PETROLEUM DISTILLATES, REFINED***	herbicide	liquid	ground	Y
PHOSPHORIC ACID***	adjuvant	liquid	ground	Y
POLYETHER MODIFIED POLYSILOXANE***	adjuvant	liquid	ground	Y
POTASSIUM BICARBONATE	fungicide	soluble powder	ground	Y
PROPIONIC ACID***	adjuvant	liquid	ground	Y
PYRACLOSTROBIN	dry flowable	dry flowable	ground	Y
QST 713 STRAIN OF DRIED BACILLUS SUBTILIS	fungicide	liquid	ground	Y
SILICONE DEFOAMER***	adjuvant	liquid	ground	Y
SODIUM XYLENE SULFONATE***	adjuvant	liquid	ground	Y
SPINOSAD	insecticide	liquid	ground	Y
STRYCHNINE	rodenticide	bait	below ground	N
SULFUR	fungicide	dust, liquid	ground	Y
TETRAPOTASSIUM PYROPHOSPHATE***	adjuvant	liquid	ground	Y
TRIETHANOLAMINE***	adjuvant	liquid	ground	Y
TRIFLOXYSTROBIN	fungicide	granular	ground	Y
Grand Total				

Adjuvants used with the Pesticides:

Buffer P. S., Activator 90, No Foam B, LI 700, Pro Silicone 700,

Pesticides used on Wine Grapes - 2010

Product Name	Active Ingredient	Type of Pesticide	Formulation Applied	Application Method	1/4 Mile Applies (Y/N)
ABOUND FLOWABLE FUNGICIDE	AZOXYSTROBIN	FUNGICIDE	LIQUID	GROUND	Y
ACTIVATOR 90	ADJUVANT	ADJUVANT	LIQUID	GROUND	Y
AE F106464 00 SC43 A4 INSECTICIDE	IMIDACLOPRID	INSECTICIDE	LIQUID	CHEMIGATION	N
AGRI-DEX	ADJUVANT	ADJUVANT	LIQUID	GROUND	Y
ALIAS 2F	IMIDACLOPRID	INSECTICIDE	LIQUID	CHEMIGATION	N
AMTIDE IMIDACLOPRID 2F INSECTICIDE	IMIDACLOPRID	INSECTICIDE	LIQUID	CHEMIGATION	N
BAYTHROID XL	BETA-CYFLUTHRIN	INSECTICIDE	LIQUID	GROUND	Y
BSP LIME SULFUR SOLUTION	LIME-SULFUR	FUNGICIDE	LIQUID	GROUND	Y
CLEAN CROP MALATHION 8-E INSECTICIDE	MALATHION	INSECTICIDE	LIQUID	GROUND	Y
CREDIT XTRA MIXED SALT SYSTEMIC HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
CROP\$MART GLYPHOSATE 41 PLUS	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
CSC WETTABLE OR DUSTING SULFUR	SULFUR	FUNGICIDE	DUST	GROUND	Y
DELEGATE WG	SPINETORAM	INSECTICIDE	LIQUID	GROUND	Y
DUPONT MATRIX SG HERBICIDE	RIMSULFURON	HERBICIDE	LIQUID	GROUND	Y
ENTRUST	SPINOSAD	INSECTICIDE	LIQUID	GROUND	Y
FLINT FUNGICIDE	TRIFLOXYSTROBIN	FUNGICIDE	LIQUID	GROUND	Y
GLYFOS BULK	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
GLYFOS GOLD HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
GLYFOS HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
GREEN CYPRESS LIME-SULFUR SOLUTION	LIME-SULFUR	FUNGICIDE	LIQUID	GROUND	Y
HONCHO PLUS HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
JMS STYLET-OIL	ADJUVANT	ADJUVANT	LIQUID	GROUND	Y
KALIGREEN	POTASSIUM BICARBONATE	FUNGICIDE	LIQUID	GROUND	Y
KUMULUS S FUNGICIDE	SULFUR	FUNGICIDE	LIQUID	GROUND	Y
LI 700	ADJUVANT	ADJUVANT	LIQUID	GROUND	Y
MACHO 2.0 FL	IMIDACLOPRID	INSECTICIDE	LIQUID	CHEMIGATION	N
MILSTOP BROAD SPECTRUM FOLIAR FUNGICIDE	POTASSIUM BICARBONATE	FUNGICIDE	LIQUID	GROUND	Y
MON-52249 HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
OMNI OIL 6-E	MINERAL OIL	INSECTICIDE	LIQUID	GROUND	Y
PRISTINE FUNGICIDE	BOSCALID, PYRACLOSTROBIN	FUNGICIDE	LIQUID	GROUND	Y
RALLY 40W AGRICULTURAL FUNGICIDE IN WATE	MYCLOBUTANIL	FUNGICIDE	LIQUID	GROUND	Y
RED-TOP DUSTING SULFUR	SULFUR	FUNGICIDE	DUST	GROUND	Y
ROUNDUP POWERMAX HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
ROUNDUP WEATHERMAX HERBICIDE	GLYPHOSATE	HERBICIDE	LIQUID	GROUND	Y
RUBIGAN E.C.	FENARIMOL	FUNGICIDE	LIQUID	CHEMIGATION	Y
SCYTHE	NONANOIC ACID	HERBICIDE	LIQUID	GROUND	Y
SERENADE ASO	DRIED BACILLUS SUBTILIS	FUNGICIDE	LIQUID	GROUND	Y
SIMAZINE 90DF	SIMAZINE	HERBICIDE	LIQUID	GROUND	Y
SONATA	BACILLUS PUMILUS, STRAIN QST 2808	FUNGICIDE	LIQUID	GROUND	Y
SULFUR DF	SULFUR	FUNGICIDE	LIQUID	GROUND	Y
TENN-COP 5E	COPPER SALTS OF FATTY AND ROSIN ACIDS	FUNGICIDE	LIQUID	GROUND	Y
THIOLUX DRY FLOWABLE MICRONIZED SULFUR	SULFUR	FUNGICIDE	LIQUID	GROUND	Y
THIOLUX DRY FLOWABLE SULFUR	SULFUR	FUNGICIDE	LIQUID	GROUND	Y
THIOLUX JET	SULFUR	FUNGICIDE	LIQUID	GROUND	Y
Grand Total					481



Pesticides used on Wine Grapes - 2011 (through March)

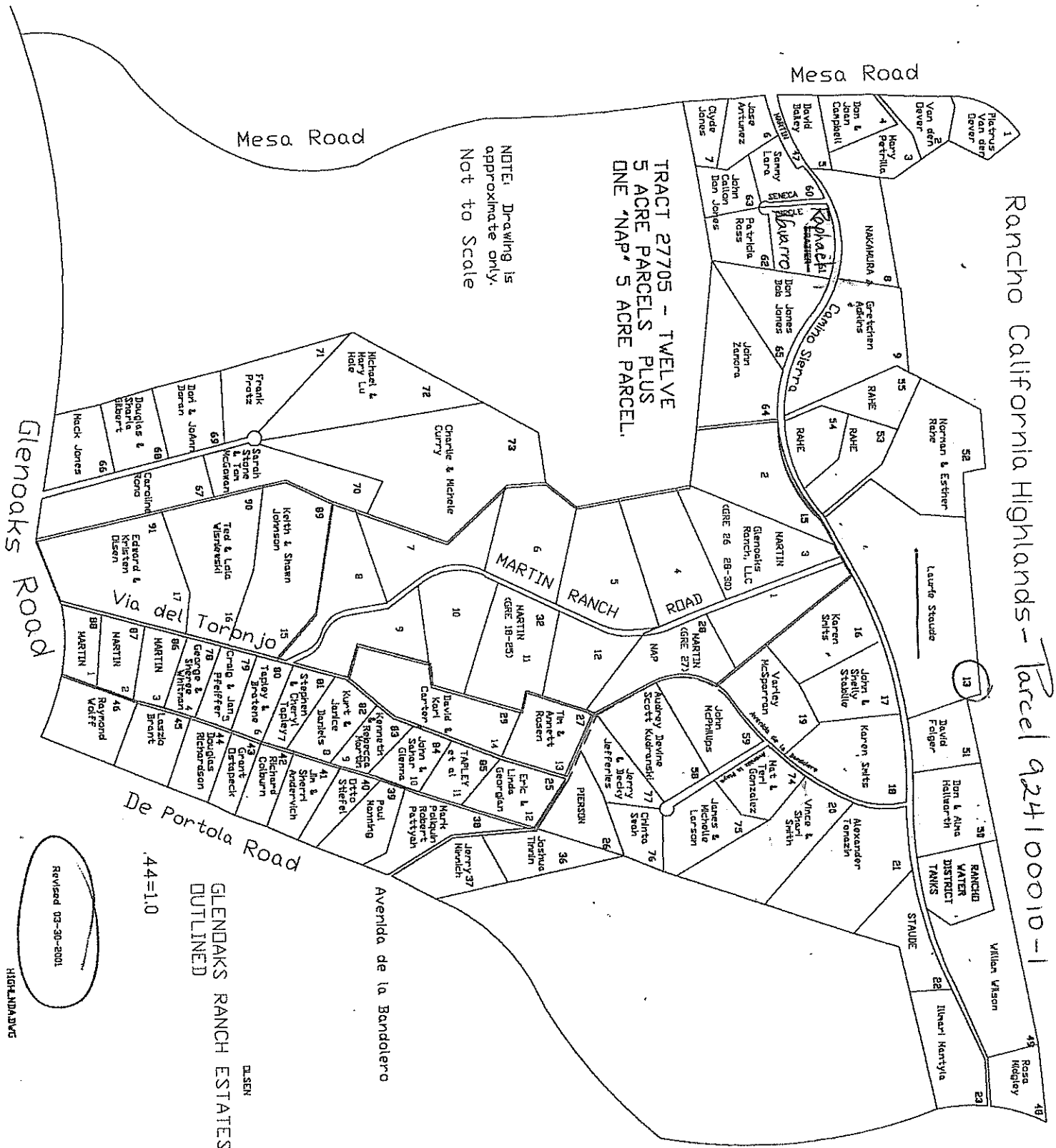
	Total	Active Ingredient	Type of Pesticide	Formulation Applied	Application Method	1/4 Mile Applies (Y / N)
██████████	2	Myrothecium Verrucaria	Nematicide	Liquid	Chemigation	N
DITERA DF BIOLOGICAL NEMATOCIDE	28	Aluminum Phosphide	Rodenticide	Pellet/Tablet	Below Ground	N
FUMITOXIN TABLETS	19	Oxyfluoren	Herbicide	Liquid	Ground	Y
GOAL 4F	1	An Adjuvant	Adjuvant	Liquid	Ground	Y
LI 700	64	Glyphosate	Herbicide	Liquid	Ground	Y
ROUNDUP POWERMAX HERBICIDE	1	Sulfur	Fungicide	Dust/Liquid	Ground	Y
SULFUR DF						
Grand Total	115					

# Expansion Project



Laurie Strube

# Rancho California Highlands - Parcel 924100010-1



NOTE: Drawing is approximate only. Not to Scale

TRACT 27705 - TWELVE 5 ACRE PARCELS PLUS ONE 1/4\"/>

De Portala Road

Avenida de la Bandolero

GLENDAKS RANCH ESTATES OUTLINED

.44=10

DISEN

Revised 03-30-2001

HIGHLANDS

CENTER



**LEWIS  
BRISBOIS  
BISGAARD  
& SMITH LLP**  
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**SAMUEL C. ALHADEFF**  
DIRECT DIAL: (619) 699-4955  
E-MAIL: SALHADEFF@LBBSLAW.COM

August 21, 2012

File No.  
F023.01

**VIA HAND DELIVERY**

Chairman John Snell  
Riverside Co. Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: Wine Country Community Plan

Dear Chairman Snell:

On behalf of Redhawk Investments, LLC, J To The 5<sup>th</sup>, LLC, Jonatkim Enterprises and Husmand Taghdri, the Applicants in this matter, we respectfully request you include this submittal in the records of the Planning Commission for the Wine Country Draft Proposals.

The Applicants' position is very clear, the objectives are spelled out and it is a request for a policy in the Proposed Wine Country area south of Temecula Parkway. The Application speaks for itself and without going into any detail, the request is for consideration that this area be either excluded from Wine Country with a policy as suggested in the submittal or, if there is a Wine Country Proposal, that it includes the policy that is based in this submittal.

Since you will have a number of speakers on Wednesday and time for those speakers should be appropriately allocated, we are simply submitting on written record and would be happy to answer any questions. It is the Applicants' intention to request that we contact each of the Commissioners to explain our point of view with regard to their subject property.

Chairman John Snell  
Riverside Co. Planning Department  
August 21, 2012  
Page 2

Thank you.

Very truly yours,



Samuel C. Alhadeff of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

SCA:ch

cc: John Petty, Vice Chairman  
John Roth  
Jan Zuppardo

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1st Floor  
Riverside, CA 92501





## **Objective:**

Our objective is to present suggestions and alternatives based recent information and presentations regarding the Wine Country Community Plan. For the record, we also hereby incorporate the following prior submittals related to the subject property:

- 1) All written communications to the County, including communications to County counsel, clerk and the Commission
- 2) All of our comments to the EIR.

Prior presentations by the County of Riverside have acknowledged potential conflicts and incompatibilities in this area between commercial winery uses and the adjacent Morgan Hill residential community. A possible residential district, consisting of lots 5 acres or larger, has been mentioned as an alternative to eliminate these concerns, however we believe that 5-acre lots along in this area will not bring about the “**long standing**” County goals and objectives including traffic/transportation goals for Anza Road.

## **Background:**

### Adjacent Development Plan Approvals

Several Medium Density residential development projects have been approved along Anza Road immediately west of the proposed Winery District, as listed below:

The adjacent Morgan Hill Specific Plan, consisting of 1,129 single family residential units, was approved in 2001 by the County of Riverside. Please note that the City of Temecula also “approved” this Project, even in view of their suggested urban limit line.

Adjacent Tentative Tract Map 32813, consisting of 59 single family residential units (7200 SF, Min.), was approved by the County of Riverside 5/08/2007.

Adjacent Tentative Tract Map 32227, consisting of 104 single family residential units (7200 SF, Min.), was approved by the County of Riverside 6/12/2007

Adjacent Tentative Tract Map 32778, consisting of 44 single family residential units (7200 SF, Min.), was approved by the County of Riverside 10/2/2007.

Adjacent Tentative Tract Map 31597, consisting of 217 single family residential units (7200 SF, Min.), was approved by the County of Riverside 4/10/2007

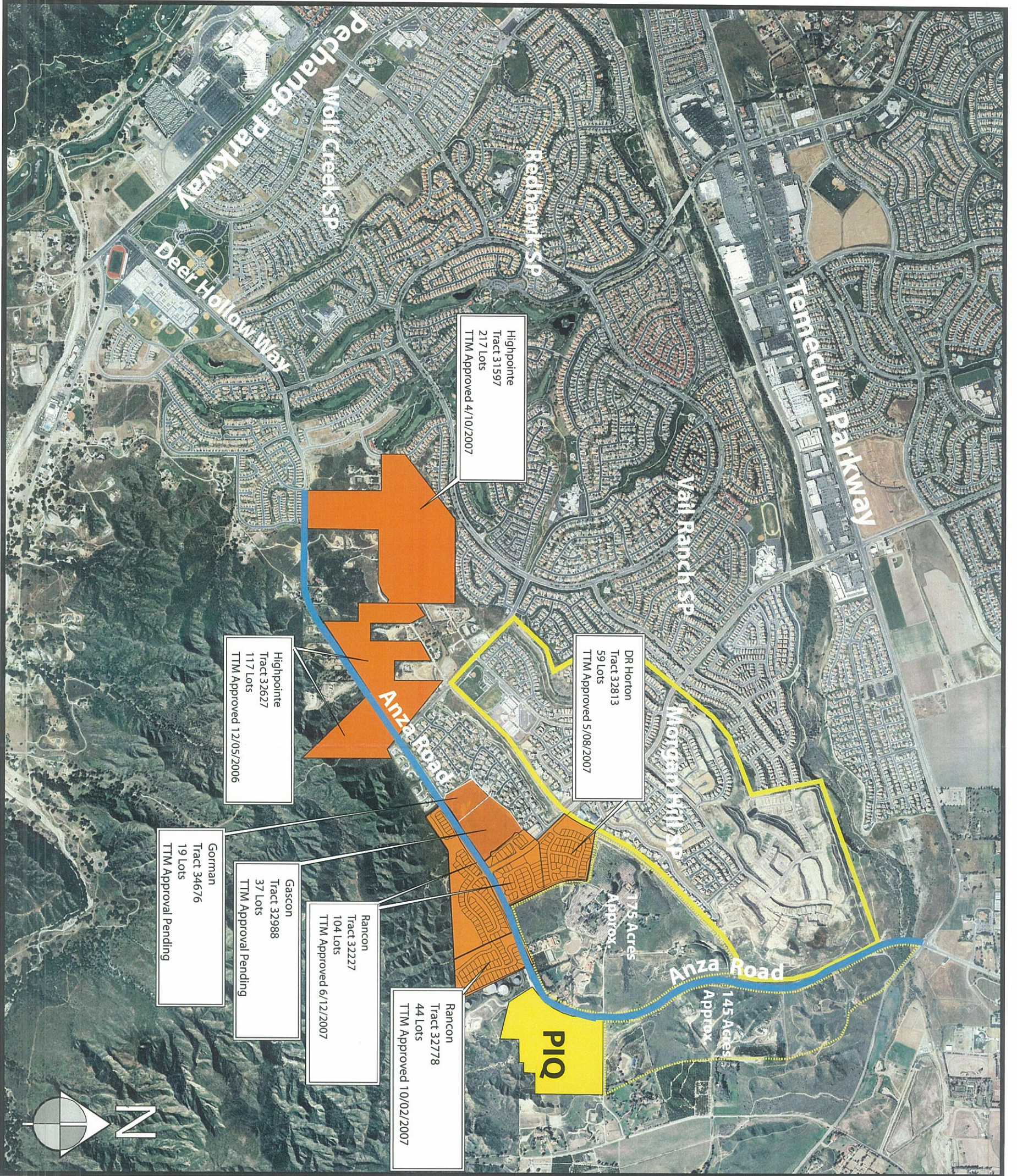
Adjacent Tentative Tract Map 32627, consisting of 117 single family residential units (7200 SF, Min.), was approved by the County of Riverside 12/5/2006.

Adjacent Tentative Tract Maps 34676 and 32988 are under consideration by the County of Riverside.

All of these projects either “front” or are contiguous to existing residential projects on Anza Road.

See Figure 1 on the following page for a map showing location of these approved projects.





# ANZA ROAD CORRIDOR - APPROVED PROJECTS

## AERIAL PHOTOGRAPHIC OVERLAY



## Riverside County Approvals

The land within this proposed Winery District of the Wine Country Community Plan is primarily designated as Rural Residential in the current (2004) Riverside County Integrated Plan (RCIP). In addition, the Circulation Element of the (RCIP) designates Anza Road as a “Major Highway” (see map below). The Circulation Element of the RCIP defines a Major Highway as a:

*“Highway intended to serve property zoned for industrial and commercial uses, or to serve through traffic. Intersections with other streets or highways may be limited to approximately 660-foot intervals”.*

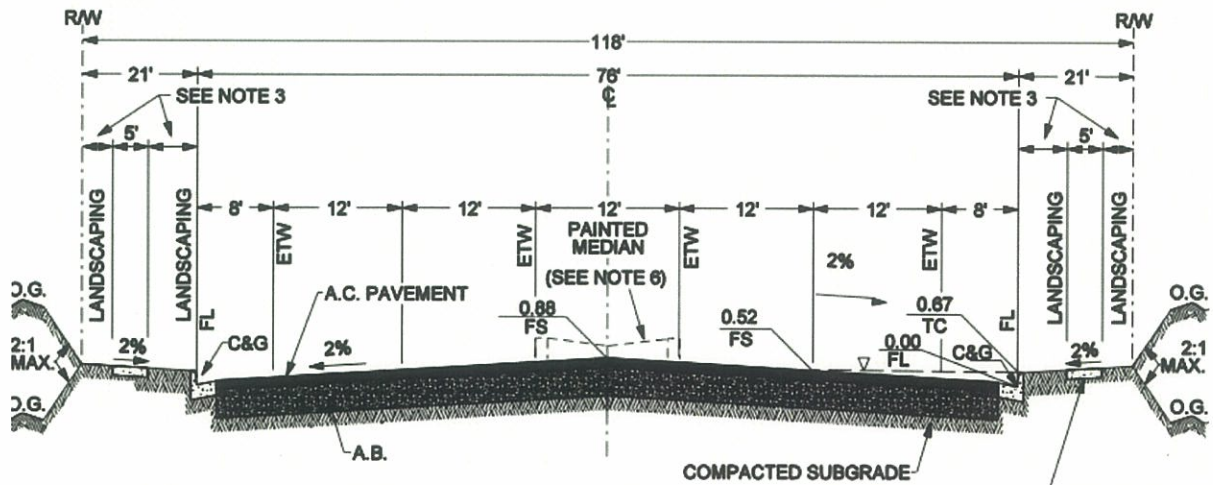
Right of way requirement for a Major Highway is 118 feet, and lane description is:

*“4 lanes, additional right of way may be required at intersections”.*

County traffic models rely on Anza Road to be built to this standard to insure that streets and intersections will operate at acceptable levels of service in the future.



When built, Anza Road will consist of four paved travel lanes, a raised or painted median, curb and gutters, sidewalks and street lights. It will be a very urban street and will be out of place if traversing a rural area with 5-acre lots or larger. See graphic below.



Anza Road is currently constructed east of El Chimisal Road, as shown below.



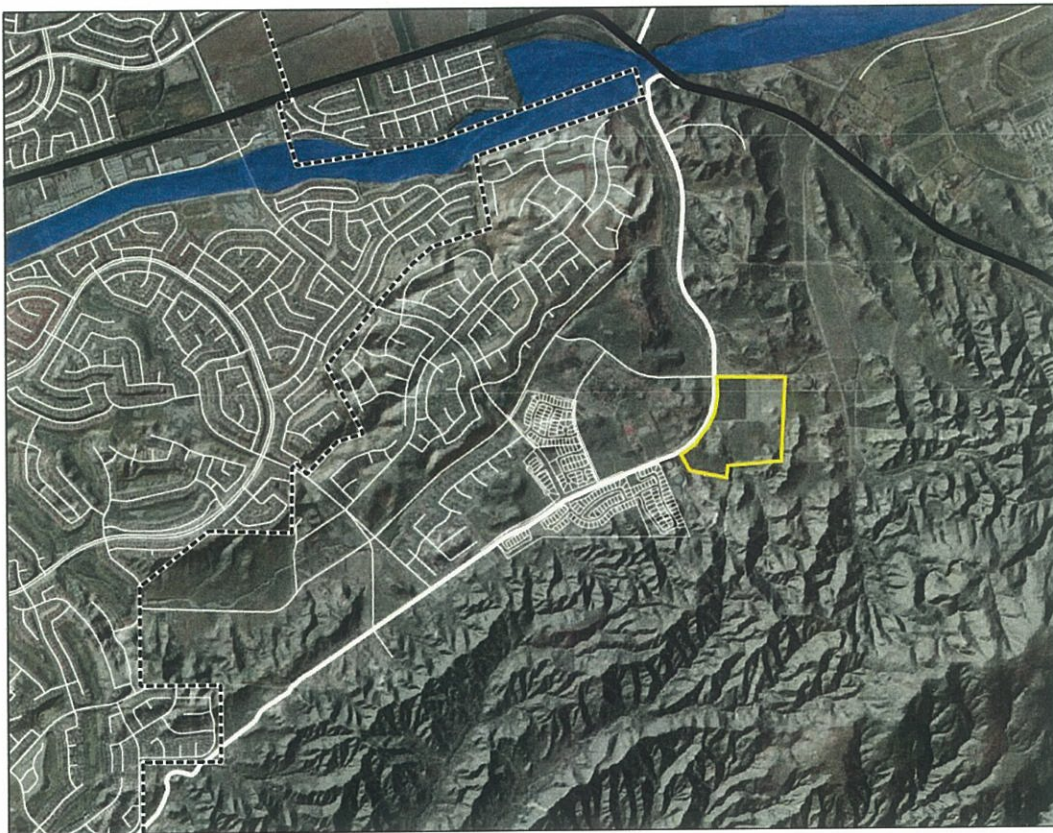


The existing adjacent development approvals leave Anza Road dangling without a connection point and it is extremely unlikely that 5-acre zoning in this area will lead to the completion of Anza Road. It is very clear that a more flexible zoning category is needed primarily to create a transition buffer between 1) the suburban communities of Morgan Hill/Vail Ranch and large lot rural properties to the east and 2) to facilitate the completion of Anza Road.

## Physical Setting

The subject property is historically and currently an active citrus orchard, although water costs may cause this farming actively to end in the near future. The property is located at the base of foothills and within a small valley that generally follows/parallels Anza Road, as shown below. Topography along Anza Road is fairly mild and conducive to medium density residential housing.

Existing parcels along Anza Road typically range 15 to 20 acres, and larger. The adverse economics of subdividing land that only yields 5-acre properties, combined with the additional burden of being conditioned to construct Anza Road frontage improvements to Major Highway standards will likely lead to 1) prolonged/delayed construction of Anza Road, and 2) property owners who will be stuck indefinitely - unable to subdivide their property ..... a lose-lose situation.





## **Proposal:**

Create a “South Anza Road Zoning Overlay” for the properties along Anza Road. This Overlay can provide a transitional zone between the existing medium density residential properties in the Morgan Hill/Vail Ranch Communities west of Anza Road, and large lot rural properties further east of Anza Road. With the varying topography and natural watercourses, this valley has the special ingredients to be the setting for modern, eco-friendly, and sensitive development .

Benefits of the Overlay concept are both important and numerous, as listed below:

- 1) Provides a density “middle ground” buffer between Medium Density Residential to the west and large lot Rural Residential and Equestrian properties to the east.
- 2) Provides continuation and consistency with existing project approvals on Anza Road
- 3) Provides a gradual density reduction from west to east
- 4) Facilitates the construction of Anza Road from its existing terminus east of El Chimisal Road to the future tie-in at State Highway 79 South
- 5) Eliminates conflict and incompatibilities between existing residences/existing project approvals and proposed Winery District commercial uses
- 6) Eliminates conflicts and incompatibilities between existing residences and horse/animal issues associated with 5-acre properties
- 7) Creates opportunity for modern, innovative and creative housing
  - a. Clustering to promote conservation of open space
  - b. Preservation/avoidance of watercourses
  - c. Preservation/avoidance of steep hillsides
  - d. Conservation of water resources
  - e. Creation of walking and hiking trails through naturally landscaped open spaces
  - f. Creation of a semi-rural lifestyle without the burdens of large lot maintenance and irrigation expenses
- 8) Implements and is consistent with long standing County Transportation Policy
- 9) Recognizes and addresses to existing topography and land features and natural buffers.
- 10) Provides for diverse housing which will be consistent with the area and which could/will recognize sustainability and compatibility with surrounding uses.
- 11) Avoids the adverse impacts and inconsistencies of a commercial use on existing and pervasive “there first” residential areas.

# References Agriculture Compatibility Document

## 75 Riverside County schools within Agriculture Production Sites

### Schools within ¼ Mile of Agricultural Production Sites

#### Coachella Valley District (All are Public Schools)

- |   |   |
|---|---|
| 1. Cesar Chavez Elementary<br>49601 Avenida De Oro<br>Coachella, CA 92236<br>(760) 398-2004                     | 10. Saul Martinez Elementary<br>65-705 Johnson Street<br>Mecca, CA 92254<br>(760) 396-1935      |
| 2. Coral Mountain Academy<br>51-375 Van Buren<br>Coachella, CA 92236<br>(760) 398-3525                          | 11. Valle Del Sol Elementary<br>51-433 Education Way<br>Coachella, CA 92236<br>(760) 398-1025   |
| 3. John Kelley Elementary<br>87-163 Center Street<br>Thermal, CA 92274<br>(760) 399-5101                        | 12. Westside Elementary<br>82-225 Airport Blvd.<br>Thermal, CA 92274<br>(760) 399-5171          |
| 4. Las Palmitas Elementary<br>86-150 Avenue 66<br>Thermal, CA 92274<br>(760) 397-2200                           | 13. Bobby Duke Middle School<br>85-358 Baghdad<br>Coachella, CA 92236<br>(760) 398-0139         |
| 5. Mecca Elementary<br>65-250 Coahuilla Street<br>Mecca, CA 92254<br>(760) 396-2143                             | 14. Cahuilla Desert Academy<br>82-489 Avenue 52<br>Coachella, CA 92236<br>(760) 398-0097        |
| 6. Mountain Vista Elementary<br>49750 Hjorth St.<br>Indio, CA 92201<br>(760) 775-6888                           | 15. Toro Canyon Middle School<br>86-150 Avenue 66<br>Thermal, CA 92274<br>(760) 397-2244        |
| 7. Oasis Elementary<br>88-175 Avenue 74<br>Thermal, CA 92274<br>(760) 397-4112                                  | 16. Coachella Valley High School<br>83-800 Airport Blvd.<br>Thermal, CA 92274<br>(760) 399-5183 |
| 8. Palm View Elementary<br>1390 Seventh Street<br>Coachella, CA 92236<br>(760) 398-2861                         | 17. Desert Mirage High School<br>86-150 Avenue 66<br>Thermal, CA 92274<br>(760) 397-2255        |
| 9. College of the Desert - Mecca / Thermal Center<br>61-120 Buchanan Street<br>Thermal, CA 92274 (760) 396-1302 |   |

#### Palo Verde Valley District (All are Public Schools)

- Palo Verde Valley High School  
667 N. Lovekin Blvd.  
Blythe, CA 92225  
(760) 922-7148
- Blythe Middle School  
825 N. Lovekin Blvd.  
Blythe, CA 92225  
(760) 922-1300
- Felix J. Appleby Elementary School  
10321 Vernon Avenue  
Blythe, CA 92225  
(760) 922-7174

#### Riverside / Corona District (All are Private Schools)

- Bethel Christian School  
2425 Van Buren Blvd.  
Riverside, CA 92503  
(951) 359-1123
- Calvary Chapel Christian School  
11960 Pettit Street  
Moreno Valley, CA 92555  
(951) 485-6088
- Valley Christian Academy  
26755 Alessandro Blvd.  
Moreno Valley, CA 92555  
(951) 242-5683

#### San Jacinto / Temecula District (Includes Public, Private and Charter Schools)

\*\*\* = Private School

- Hemet Unified School District (Public & Private Schools)
 

<u>School Name</u>	<u>Street Location of School</u>
a. Cawston Elementary School -	W. Menlo
b. Cottonwood Elementary School -	Sage Rd.
c. Diamond Valley Middle School -	Chambers
d. McSweeney Elementary School -	Chambers
e. Tahquitz High School -	Commonwealth
f. Valle Vista Elementary School -	E. Mayberry
g. Valle Vista Christian School ***	E. Florida
h. West Valley High School -	Mustang Way
i. Winchester Elementary School -	Winchester Rd.
- Moreno Valley Unified School District (Public Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Vista del Lago High School	Lasselle
- Murrieta Unified School District (Public Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Lisa Mails Elementary & Middle School	Briggs
b. Vista Murrieta High School	Clinton Keith
- Perris / Val Verde Unified School District (Public Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Avalon Elementary School	E. Rider
b. Columbia Elementary School	W. Rider
c. Lakeside Middle School	Walnut
d. Nan Sanders Elementary School	N. A Street
e. Sierra Vista Elementary School	Sherman
f. Skyview Elementary School	Mildred
g. Val Verde High School	W. Morgan
h. Val Verde Elementary School	Indian
i. State Preschool	S. A Street
- Menifee/Romoland Unified School District (Public & Private Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Bell Mountain	La Ladera
b. Calle Kirpatrick	Reviere
c. Freedom Crest Elementary School	Menifee Road
d. Good Shepard ***	Newport Road

- |                                     |                   |
|-------------------------------------|-------------------|
| e. Harvest Valley                   | Watson            |
| f. Hans Christensen                 | Sherman           |
| g. Heritage High School             | Briggs            |
| h. Menifee Elementary/Middle School | Garboni           |
| i. Morrison Elementary School       | Bradley           |
| j. Mount San Jacinto Junior College | Antelope Road     |
| k. Paloma Valley High School        | Bradley           |
| l. Boulder Ridge                    | Junipero          |
| m. Mesa View                        | Heritage Lake Dr. |
| n. Romoland Elementary School       | Antelope Road     |
| o. Evans Ranch                      | Evans             |
| p. Oak Meadows                      | Pointsettia       |
- Nuvview School District (Public Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Mountain Shadows Middle School	Reservoir
b. Nuvview Bridge	Reservoir
c. Nuevo Elementary School	Lakeview
d. Valleyview Elementary School	Contour
  - San Jacinto Unified School District (Public & Private Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Clayton Record Elementary School	Malaga
b. DeAnza Elementary School	DeAnza Drive
c. Estudillo Elementary School	Las Rosas
d. Noli Indian School ***	Soboba Road
e. Mount San Jacinto Junior College	State Street
f. North Mountain Middle School	E. 7 <sup>th</sup> Street
g. San Jacinto Valley Academy	N. San Jacinto
  - Temecula Unified School District (Public & Private Schools)
 

<u>School Name</u>	<u>Street Location</u>
a. Abbey Reinke Elementary School	Sunny Meadows
b. French Valley Elementary School	Cady Road
c. St. Jean's ***	Ave. Lestonac
d. Temecula Valley Charter	Washington

Submitted into record

8/22/12 by Rick Mann  
42370 Calle Capistrano  
Temecula, CA

# Law Office of Andrew K. Rauch

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August 21, 2012

Riverside County Planning Commission  
County of Riverside Administrative Center  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502

Attention: Mary Stark, Planning Commission Secretary  
E-mail: mcstark@rctlma.org

RE: Objections of David B. and Jaleh Firooz to Proposed Wine Country Community Plan

Dear Chairman Snell and Honorable Commissioners:

This office represents David B. Firooz and Jaleh Firooz, owners of two parcels (APNs 951230008-0 and 951230009-1) totaling approximately 7.12 acres in the proposed plan area. The Firooz family opposes adoption of the plan for all of the objections asserted by others in opposition. In the alternative, the Firooz family asks that its property be excluded from the Plan.

I understand that it is the recommendation of County Staff that the hearing on the adoption of the Plan will be continued. Accordingly, this letter is written only as a summary of the opposition of the Firooz family and they reserve the right to present other information as may be required at future meetings.

Additionally, the Firooz family desires to make the Commission aware that a large portion of its frontage along Anza Road was condemned by a utility company for a temporary 5-year easement to facilitate the installation of a new pipeline in the Anza Road right of way.

As required by Fifth Amendment to the U.S. Constitution and Article I of the Constitution of the State of California, the Firooz family was compensated for the temporary taking of a portion of their property rights. Soon after the condemnation lawsuit was settled, officials from the County of Riverside indicated a desire to permanently acquire a similar portion of the Firooz property to widen and improve Anza Road.

Instead of proceeding by way of eminent domain, the County now seeks to acquire the property rights of the Firooz family through the Community Plan. The Plan impermissibly seeks to acquire property rights without providing compensation to the property owners.



Riverside County Planning Commission  
August 21, 2012  
Page 2

Essentially, the County seeks to downzone the subject property, devaluing it, to facilitate this improper acquisition. Thus, the County seeks to acquire the property through zoning ordinance or vastly depreciate the property value before the eminent domain proceeding is commenced. This is an improper use of governmental powers to deprive the Firooz family of their constitutionally protected right to just compensation.

The Firooz property is surrounded by existing residential uses the County says are incompatible with the proposed winery use. This property has been zoned for residential use for decades, long before any wineries in the area. The property was purchased before any zoning change was proposed and was intended for further development consistent with the current (pre-Plan) zoning.

The Firooz family has invested in Riverside County with the intent to improve the property. Now the County seeks to destroy this investment and the plans of this family.

The County's assertion that property owners can continue to use their property consistent with their existing zoning is a sham. Even ministerial approvals will require processing of zone change applications with technical and environmental studies. Moreover, in specific staff review of the Firooz family parcels, the admission has now been made that subdivision of the parcels authorized under current zoning will be eliminated under the proposed Plan.

Set back areas would be greatly increased where now the neighbors on adjoining parcels have built structures within five feet of the property line. The Firooz family will be the only property in the immediate area that will be required to comply with the onerous new regulations.

As others have stated, the Plan, as currently proposed, would result in significant adverse environmental and economic impacts that are not disclosed in the Project documents and are not analyzed or mitigated in the Program EIR. We reiterate the request that the County remove the Firooz family's property from the Wine Country Community Plan boundary.

Thank you.

Sincerely,



Andrew K. Rauch



August 22, 2012

VIA EMAIL and FACSIMILE

Riverside County Planning Commission  
County of Riverside Administrative Center  
4080 Lemon Street, 12<sup>th</sup> floor  
P.O. Box 1409  
Riverside, CA 92502

Attn: Mary Stark, Planning Commission Secretary  
Email: [mcstark@rctlma.org](mailto:mcstark@rctlma.org)

Re: SUMMARY OF CURES' OBJECTIONS TO PROPOSED WINE COUNTRY  
COMMUNITY PLAN

Dear Chairman Snell and Honorable Commissioners:

This public comment is submitted on behalf of Citizens United for Resources and the Environment, Inc. ("CURE"), a 501(c)(3) that supports sustainable agriculture through long-term water management practices, habitat protection and environmental justice. CURE was founded in 1997, and has weighed in on a number of issues directly related to land use in Riverside County. CURE has been a strong proponent of the State of California living up to its commitment to fund the Salton Sea. More recently, we have worked with the Riverside County Farm Bureau and with the County Water Commission on a task force addressing use of recycled water on citrus due to boron.

CURE has reviewed the Wine County Community Plan ("Plan") and related Draft Environmental Impact Report ("EIR") and raises the concerns stated herein. CURE reserves the right to supplement these comments in the future and to respond to some of the issues that the Planning Commission raised at the Planning Commission Hearing on August 22, 2012.

1. Impact to Water Supply.

CURE is concerned that the EIR does not adequately consider water availability under today's current conditions. The EIR calculations show there is a potential water demand increase of approximately 10,336 acre-feet/year (38%) above current demand. Table 7 shows the RCWD's water supply exceeds