

projected demand on average by 33,238 acre-feet. Appendix H, EIR at 4.9-21, 22; Appen. H.

The EIR incorrectly assumes that the Project will have no significant impact on water supplies due to reduced residential and commercial water use. This analysis fails to account for the significant increase in irrigation resulting from mandatory and incentivized agriculture as a condition of residential land use on the same property for WC zoned land. For example, 75% of implementing projects on sites zones WC-W must be planted with vineyards. SWAP 1.3; EIR at 4.2-11.

In addition, the studies evaluated and referenced in Appendix H include some dated materials from nearly a decade ago. A proper assessment of the impact to water supply requires updated and current data. Since the General Plan serves as the foundation for all future development, ensuring that adequate water is available should be addressed at the earliest time from a CEQA perspective.

2. Impact to Water Quality based on Increased Nitrate Concentrations.

The EIR acknowledges that leaching of nitrate to groundwater can be a threat to public health but fails to identify how this will be mitigated to insignificance. EIR at 4.9.19. Recent studies from the University of California, Davis outline best management techniques that can be adopted to reduce increased nitrate loads.

To protect against these long-term impacts to water quality, management measures and recommended practices for reducing nitrate to groundwater from crop operations should be analyzed and implemented. Further, any infrastructure development necessary for water supply should include recycled water with sufficient treatment to eliminate additional nitrates (such as reverse osmosis). The cost of such treatment is not included in the EIR analysis.

3. Impact of Increased Labor Force.

The EIR and Project Plan did not address the availability of low income or worker housing to accommodate the increased labor force traditionally drawn to low pay agricultural or hospitality

jobs. Workers must have affordable, accessible housing; whether it is provided by employers or not. In the absence of policies designed to accommodate a greater labor force, labor camps or tent cities may result. This was the case in Duroville in the east Coachella Valley. We urge the Planning Commission to contact the Coachella Valley Association of Governments to draw upon their analysis and recommendation for housing migrant labor.

The EIR did not take these environmental justice issues into consideration. For example, the Proposed Wine Country Zoning allows for farm employee housing after a conditional use permit ("CUP") is obtained. However, this plan depends on the willingness of farm owners to proactively build housing that rarely occurs.

CURE requests that the impact of increased labor be considered and analyzed, and that the County draw upon experiences in other areas such as Coachella Valley for militating against the impacts of increased migrant workers in a particular area.

As proposed, the Community Plan would result in significant adverse environmental, social and health impacts that have not been adequately identified, assessed or mitigated in the Environmental Impact Report. CURE requests that the County evaluate these impacts in more detail prior to making a final environmental determination or proceeding with the Project Plan.

Respectfully yours,



Nicole S. Martin
CITIZENS UNITED FOR RESOURCES AND
THE ENVIRONMENT, INC.

Calvary Chapel Bible Fellowship

Religious Land Use & Institutionalized
Persons Act
("RLUIPA")

From: Joseph Kraatz [<mailto:plantnut@cox.net>]

Sent: Monday, August 20, 2012 5:41 PM

To: Info Faith-Freedom

Subject: churches in wine country

There is absolutely no reason for churches in the wine country. Forcing your religious beliefs on the pristine wine country is disgusting. You have plenty of places to build churches in Temecula. The wine country doesn't need all your traffic. Go find someplace else to build your church. Joe, Oceanside

RLUIPA

- UNANIMOUSLY PASSED BY THE U.S. CONGRESS
- RELIGIOUS INSTITUTIONS AND ASSEMBLIES
MUST BE TREATED ON “EQUAL TERMS” TO NON
RELIGIOUS INSTITUTIONS AND ASSEMBLIES

42 USC 2000cc

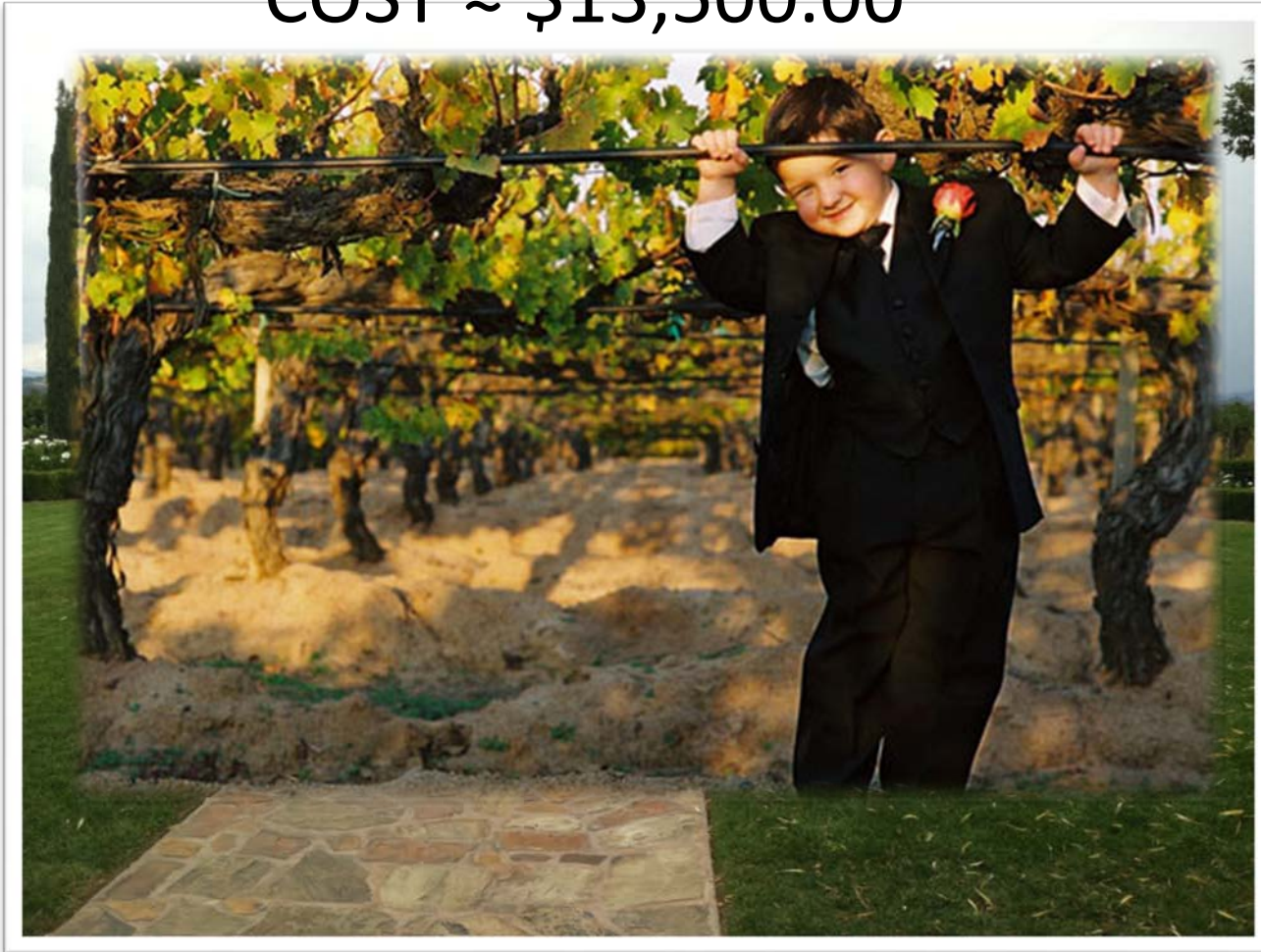
LEONESS CELLARS WEDDING

COST ≈ \$15,000.00



PONTE FAMILY ESTATE

COST ≈ \$13,500.00



CALLAWAY VINEYARD & WINERY

COST ≈ \$16,200.00



MOUNT PALOMAR WINERY

BUILDING INDUSTRY ASSOCIATION'S ANNUAL SUMMER EVENT



SHAKESPEARE IN THE VINES

- MISSION

- SITV's mission is to maintain a classical theatrical excellence that it shall overflow thus creating a renowned Temecula Valley; in our citizenry a life-long work of the highest quality and members, constant audience **learning**



maintain a classical excellence that it shall thus creating a Temecula Valley; in our citizenry a work of the highest members, **best possible**

MOUNT PALOMAR WINERY

In the vineyards, under the stars in beautiful Temecula, CA

SAT 8/25 6-10pm at:
MOUNT PALOMAR WINERY

SURF MUSIC
BEACH PARTY!!!

Tickets \$15 ONLINE
\$20 / DAY OF SHOW

TICKETS and INFO:
HEYDAY.COM
Ph/Text: 760.716.6295

The banner also features three small inset photos: one of people dancing on a beach, one of two women in bikinis sitting on a beach, and one of a vintage red car.

MONTE DE ORO WINERY & VINEYARDS



LONGSHADOW RANCH WINERY



VARIETY OF ASSEMBLIES

TODAY'S SPECIAL
SATURDAY, AUGUST 18th

Los Angeles Chapter NBMBA
Vineyard View Stage

Jim Blackwood 70th Birthday
Garden View Terrace Room

Temecula Valley High School Reunion
Barrel Room

Grapeline - Lukovich Charter Dinner
Garden View Terrace Room

MAURICE CAR'RIE VINEYARD & WINERY



WILSON CREEK WINERY & VINEYARDS



DANCE THE NIGHT AWAY!

WINERY & VINEYARDS

WINERY & VINEYARDS

THINGS TO REMEMBER

- Equal Treatment/Equal Terms
- Development and Design Standards Control Aesthetics
- Setbacks Limit Any Potential for Conflicts
- Waiver of Objections to ABC Licenses

Impact of Incompatible Uses on Wine Country Plan

Alcohol & Winegrower Regulations

Winery Regulatory Scheme



Federal



State



County



Winery Regulatory Scheme

- Federal: TTB (Alc. & Tobacco Tax & Trade Bureau)
 - Permits, Labeling & Excise Taxes
- State:
 - Licensing, Marketing and Restrictions
- County:
 - Zoning Restrictions

ABC Act / B & P Code § 23001

This division is ... for the protection of the safety, welfare, health, peace, **and morals of the people of the State ... to promote temperance** in the use and consumption of alcoholic beverages. It ... involves in the **highest degree** the economic, social, **and moral well-being and the safety** of the State and of all its people. All provisions of this division shall be liberally construed for the accomplishment of these purposes.

Protection of Morals & Welfare

Thou shall not be too close to ...

WINEGROWERS

1. Schools
2. Churches

RETAIL LICENSEE

1. Schools
2. Hospitals
3. Public playgrounds
4. Nonprofit Youth Facilities
5. Churches

Winegrowers

Location Restrictions



B&P § 23358 (Winegrowers)

- (d) The department 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 ... which is within **200 feet of a school or church...**

Retail Licensees

Location Restrictions



Types of Retail Licensee

TYPE 20 LICENSE

- Small & Virtual Wineries, Wineries Just Starting or Selling 3rd Party Wine.

Examples:

- Wilson Creek (now 02)
- Mapes Cellars
- Cowper Family Vineyards & Wine
- Thornton Winery

TYPE 42, 47, 67 LICENSE

- Hotels, Restaurants with Full Bar, Bed & Breakfasts, etc.

Examples:

- Ponte Vineyard Inn (47)
- Inn & Europa Village (67)

B&P § 23789 (Retail Licensee)

- (a) The Department may refuse the issuance ... of any retail license for premises located within the **immediate vicinity of churches and hospitals.**
- 400 Feet within “immediate vicinity”
 - *Reimel v. Alcoholic Beverage Control Appeals Bd.* (App. 1 Dist. 1967) 255 Cal.App.2d 40

B&P § 23789 (Retail Licensee)

- (b) ... refuse the issuance ... 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.**

Distance Restrictions

200'
Churches
Schools

400'
Hospitals
Churches

600'
Schools
Youth Facilities
Playgrounds

Agriculture

Location Restrictions



Health & Safety Code § 11503.5

- The county agricultural commissioner may apply Section 11503 to the agricultural use of any pesticide for agricultural production **within one-quarter mile of a school** with respect to the timing, notification, and method of application.

Riverside Ag. Commissioner

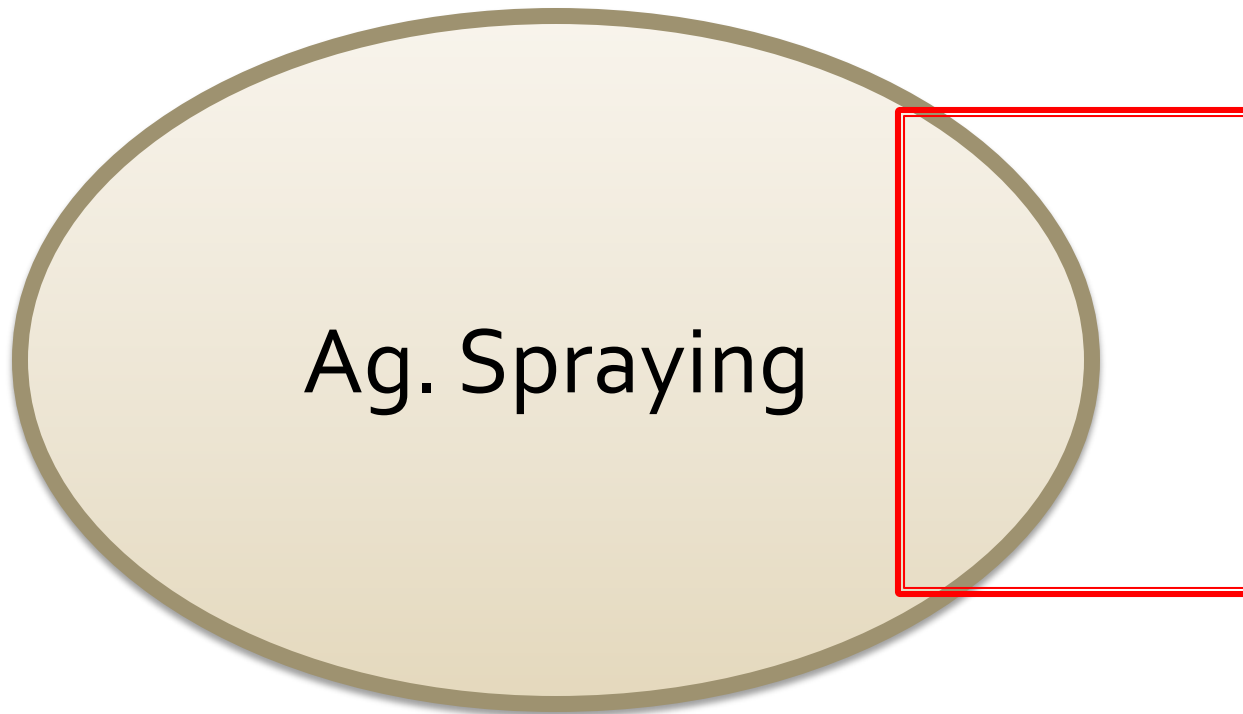
“no foliar applications of pesticides are allowed within ¼ mile and no aircraft applications of pesticides are allowed within ½ mile of a school in session.”

Riv. County. Ag Comm. Rule

Agriculture / School Overlap

VINEYARDS
EVENING - 11 AM

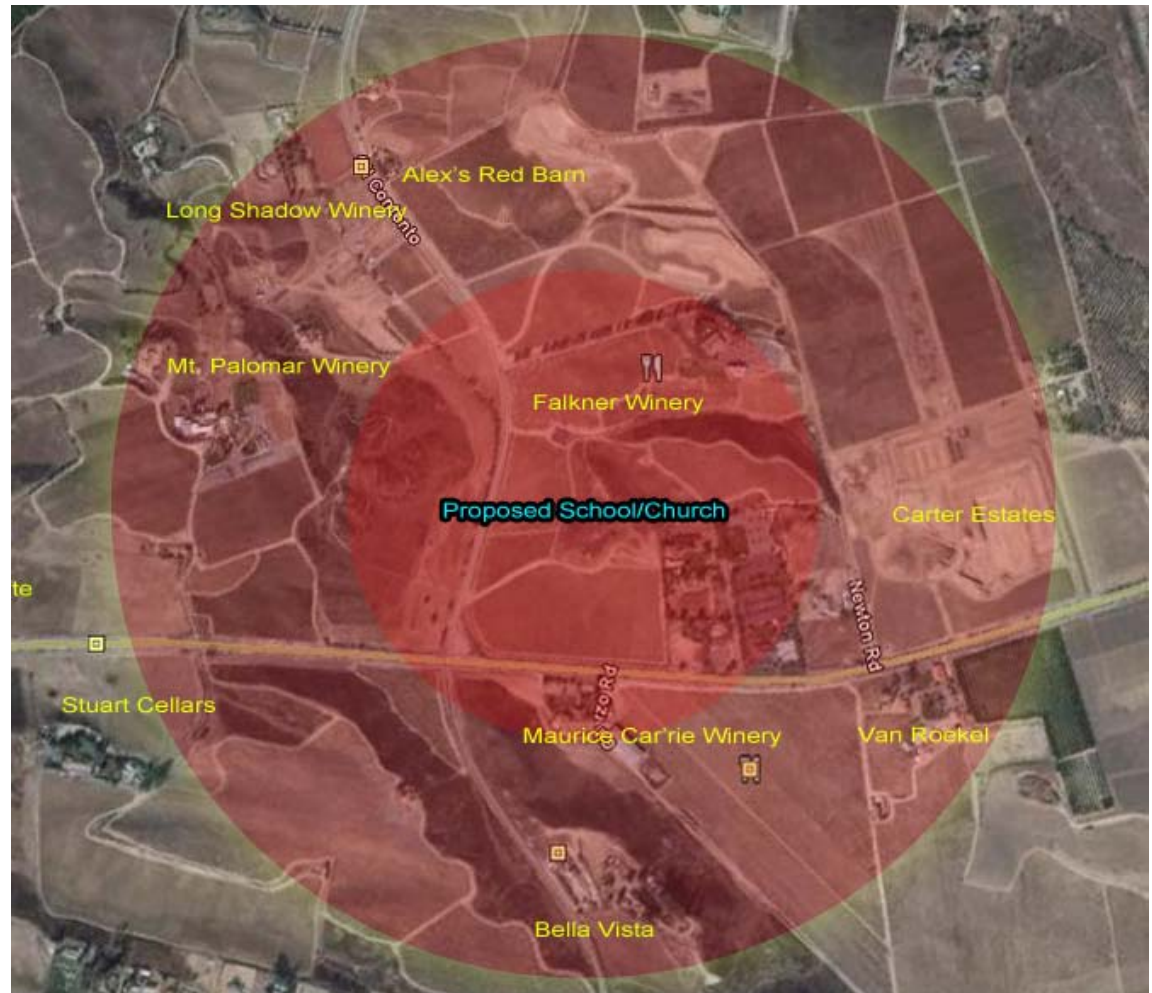
SCHOOLS
7 AM - 3 PM



Impact of Proposed School

$\frac{1}{4}$ Mile =
125 Acres

$\frac{1}{2}$ Mile =
502 Acres



RLUIPA

Federal Law Allows Restrictions



Federal Law Supports Protections

- RLUIPA
 - Substantial Burden Clause
 - No “individualized assessments”.
 - Prohibition is only within Plan area.
 - Less than 1/2% of County affected.
 - Equal Protection Clause
 - “Regulatory Purpose” must be legitimate
 - Issuance of Liquor Licenses (*Centro Familiar v. City of Yuma*)
 - Protection of Agriculture (Williamson Act)

Incompatible Uses

... Incidental commercial uses, such as restaurants, delicatessens, hotels, resorts, and special occasion facilities, shall be authorized only when they are secondary, and directly related to, winery operations as defined in the following sections. **[ADD]** *All uses which would impair issuance of liquor licenses under California law or agricultural cultivation shall be prohibited.*



Public Testimony for Wine Country Community Plan

Received between August 21, 2012 (4:00 PM)-September 24, 2012 (12:00 PM)

Policy Related Comments

Date Received	From	Affiliation
Support for Calvary Church/Places of religious worship in the Community Plan		
8/21/2012	Allyson Smith	
8/21/2012	Drucilla Martin	
8/21/2012	Joan Pernicano	
8/21/2012	Supt. James E. Mason, M.A	Imani Temple of Temecula Church of God of Christ
8/21/2012	Patrick & Sherrie Nalty	
8/21/2012	Sophia Nalty	
8/21/2012	Stephen E. Sioco	
8/21/2012	Ted Leavenworth	
8/22/2012	Beverly Hatch	
8/22/2012	Carol Jones	
8/22/2012	Clare McGrew	
8/22/2012	Melissa Landis, Landis Family	Resident
8/22/2012	Rachel Stevens	
8/22/2012	Simon Melendres, Pastor	Templo Roca Firme
8/23/2012	Cynthia Kates	
8/23/2012	Connie H.	
8/23/2012	Ivette Calhoun	
8/23/2012	Janet Wilber	
8/23/2012	Susan Eyer-Anderson, D.V.M.	
8/29/2012	Coppergirls	
9/19/2012	Val Browne	
9/22/2012	Scott and Lorie Holman	
9/22/2012	Keith Still	
8/21/12-9/19/12	Additional 57 signed petitions, emails, and letters	Residents and Calvary Church Members
Support for the proposed Community Plan and preserving area from incompatible uses		
8/21/12	Cynthia McCoy	Resident
8/21/12	Meri Rosa-Pyrce	Resident
8/21/12	John Falkstein	
8/22/12	Chuck Brood	
8/22/12	Jon McPherson	Master Winemaker, South Coast Winery
8/22/12	Susanne and Tom Campbell	Property Owner
9/04/12	David Barnes, also request additional language for other agriculture uses	Crows Pass Farm



9/17/12	Chuck and Sally Wing	Resident
9/20/12	Rebecca Crook	Member of RCHA
9/20/12	Chuck Tobin	VDC Advisory Committee Member
9/22/12	Elin Motherhead	Equestrian/Riding Club Member
Development Standards		
8/23/12, 9/18/12	Laurie Staude	Resident

Boundary Modification Comments

Date Received	From	Request
8/20/12	Michele A Staples, Jackson DeMarco Tidus & Peckenpough, A Law Corporation representing the Corona Family Limited Partnership	Estate Density Residential-Winery Overlay or exclusion from Community Plan
8/21/12	Andrew Rauch- representing Firooz Family	Exclusion from the Community Plan Boundary
8/21/12	Richard F. Jones, Jr	Exclusion from the Community Plan Boundary and suggested revisions to development standard

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:14 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Overturn the ban against churches and allow Calvary Chapel to expand

From: Allyson Smith [<mailto:allysons@cox.net>]
Sent: Tuesday, August 21, 2012 9:11 PM
To: Stark, Mary; Buster, Bob; Tavaglione, John; Stone, Jeff; district4@rcbos.org; Ashley, Marion
Subject: Overturn the ban against churches and allow Calvary Chapel to expand

Dear Ms. Mary Stark and Riverside County Supervisors,

Please overturn the ban against churches in Riverside County and allow Calvary Chapel to expand. In expanding Temecula Wine Country from 7,000 acres to over 18,990 acres, you certainly have room for many houses of worship. It is entirely unfair, unAmerican, and prejudicial keep churches out of the wine country. Please do what is right and fair, and uphold religious freedom by including churches in Temecula Wine Country.

If you do not, then I will avoid coming to the area in the future. I was just there in May but unaware of the ban. Now that I am aware of it, if it continues to stand, I refuse to patronize any Temecula Wine Country vintners.

Sincerely,

Allyson Smith
El Cajon, CA

From: Stark, Mary
Sent: Thursday, August 23, 2012 8:38 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW:

From: Drucilla Martin/Vendegna [<mailto:drufait@gmail.com>]
Sent: Tuesday, August 21, 2012 5:07 PM
To: Stark, Mary
Subject:

Please, think hard concerning this ruling.... We must not forget our freedoms in this great nation.... Let them build their house of worship!!

dru

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:16 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Religious Freedom

From: Joan Pernicano [<mailto:jpernicano@sbcglobal.net>]
Sent: Tuesday, August 21, 2012 9:12 PM
To: Stark, Mary
Subject: Religious Freedom

This ban is unconstitutional. This is NOT what our founding fathers were thinking about when they wanted separation of church and state.

It was to protect churches FROM the state NOT the other way around. I agree with CCBF and Supervisor Jeff Stone “when he stated in a letter written on January 25, 2010, *“houses of worship and schools are the backbone of any community”*. And *“I support churches locating in the wine country and in fact, in any zone, and will do everything in my power to see that this is overturned”*.”

You have awakened “the sleeping giant” and we are not going to allow our religious freedom to be trampled on by godless bureaucrats who have forgotten how they got into positions of power. As Martin Luther King so famously said, “we shall overcome” and we’ll start by “throwing the bums out!” Every seat IS the people’s seat.

Joan Pernicano
San Diego, CA



Imani Temple of Temecula Church of God in Christ

Elder James Mason, M.A., Pastor/Teacher

"Without faith it is impossible to please Him." — Hebrews 11:6

August 21, 2012

SENT VIA FACSIMILE

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

Reference: New Wine Country Plan

To whom it may concern:

Imani Temple of Temecula Christian Community Center Church of God in Christ supports the overturn of the ban on building churches in the Wine Country.

We believe the Southwest County will benefit from churches being built in this area.

In His Service,

Supt. James E. Mason, M.A.
Pastor/Teacher

JEM:sj

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY



Imani Temple of Temecula Church of God in Christ

Elder James Mason, M.A., Pastor/Teacher

"Without faith it is impossible to please Him." — Hebrews 11:6

August 21, 2012

SENT VIA FACSIMILE

Commissioner John Roth, District 1
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Reference: New Wine Country Plan

To whom it may concern:

Imani Temple of Temecula Christian Community Center Church of God in Christ supports the overturn of the ban on building churches in the Wine Country.

We believe the Southwest County will benefit from churches being built in this area.

In His Service,

Supt. James E. Mason, M.A.
Pastor/Teacher

JEM:sj

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT



Imani Temple of Temecula Church of God in Christ

Elder James Mason, M.A., Pastor/Teacher

"Without faith it is impossible to please Him." — Hebrews 11:6

August 21, 2012

SENT VIA FACSIMILE

Commissioner John Snell, District 2
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Reference: New Wine Country Plan

To whom it may concern:

Imani Temple of Temecula Christian Community Center Church of God in Christ supports the overturn of the ban on building churches in the Wine Country.

We believe the Southwest County will benefit from churches being built in this area.

In His Service,

Supt. James E. Mason, M.A.
Pastor/Teacher

JEM:sj





Imani Temple of Temecula Church of God in Christ

Elder James Mason, M.A., Pastor/Teacher

"Without faith it is impossible to please Him." — Hebrews 11:6

August 21, 2012

SENT VIA FACSIMILE

Commissioner John Petty, District 3
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502



Reference: New Wine Country Plan

To whom it may concern:

Imani Temple of Temecula Christian Community Center Church of God in Christ supports the overturn of the ban on building churches in the Wine Country.

We believe the Southwest County will benefit from churches being built in this area.

In His Service,

Supt. James E. Mason, M.A.
Pastor/Teacher

JEM:sj



Imani Temple of Temecula Church of God in Christ

Elder James Mason, M.A., Pastor/Teacher

"Without faith it is impossible to please Him." — Hebrews 11:6

August 21, 2012

SENT VIA FACSIMILE

Commissioner Jim Porras, District 4
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Reference: New Wine Country Plan

To whom it may concern:

Imani Temple of Temecula Christian Community Center Church of God in Christ supports the overturn of the ban on building churches in the Wine Country.

We believe the Southwest County will benefit from churches being built in this area.

In His Service,

Supt. James E. Mason, M.A.
Pastor/Teacher

JEM:sj





Imani Temple of Temecula Church of God in Christ

Elder James Mason, M.A., Pastor/Teacher

"Without faith it is impossible to please Him." — Hebrews 11:6

August 21, 2012

SENT VIA FACSIMILE

Commissioner Jan Zuppardo, District 5
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502



Reference: New Wine Country Plan

To whom it may concern:

Imani Temple of Temecula Christian Community Center Church of God in Christ supports the overturn of the ban on building churches in the Wine Country.

We believe the Southwest County will benefit from churches being built in this area.

In His Service,

Supt. James E. Mason, M.A.
Pastor/Teacher

JEM:sj

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:18 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Proposed Wine Country Plan

From: PS Nalty [<mailto:muspreach1@yahoo.com>]
Sent: Tuesday, August 21, 2012 11:27 PM
To: Stark, Mary
Cc: Buster, Bob; Tavaglione, John; Stone, Jeff; district4@rcbos.org; Ashley, Marion
Subject: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

We understand that houses of worship and private schools are not included in the new Wine Country Plan. We respectfully request that you add religious institutions and private schools to this plan.

Sincerely,

Patrick & Sherrie Nalty

31885 Silkvine Dr
Winchester CA 92596

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:18 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Proposed Wine Country Plan

From: Sophia Nalty [<mailto:sophianalty@yahoo.com>]
Sent: Tuesday, August 21, 2012 11:30 PM
To: Stark, Mary
Cc: Buster, Bob; Tavaglione, John; Stone, Jeff; district4@rcbos.org; Ashley, Marion
Subject: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools to this plan.

Sincerely,

Sophia Nalty

31885 Silkvine Dr
Winchester CA 92596

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:14 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: New Wine Country Plan

From: rizty [<mailto:riztys@gmail.com>]
Sent: Tuesday, August 21, 2012 7:52 PM
To: Stark, Mary
Subject: New Wine Country Plan

Please include religious institutions and private schools in the New Wine Country Plan.

Thank you for your attention.

Stephen E. Sioco
34706 Foxberry Road
Winchester, CA 92596

--

"He has shown you, O man, what is good; And what does the LORD require of you But to *do justly*, To *love mercy*, And to *walk humbly with your God*?"
Micah 6:8

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:19 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: New Wine Country plan

From: beverlyhatch@earthlink.net [mailto:beverlyhatch@earthlink.net]
Sent: Wednesday, August 22, 2012 5:07 AM
To: Stark, Mary
Subject: New Wine Country plan

Please include religious institutions and private schools in the new Wine Country plan. This will help the area prosper economically as well as spiritually and culturally.

Beverly Hatch

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:16 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: New Wine Country Plan

From: Ted Leavenworth [<mailto:tedreliance@gmail.com>]
Sent: Tuesday, August 21, 2012 10:21 PM
To: Stark, Mary
Subject: New Wine Country Plan

Attention Planning Commission:

Please include religious institutions and private schools in the New Wine Country Plan.

Respectfully,
Ted Leavenworth - South Temecula Resident

From: Stark, Mary
Sent: Thursday, August 23, 2012 8:30 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country Freedom

From: Carol Jones [<mailto:cjones0377@yahoo.com>]
Sent: Wednesday, August 22, 2012 2:02 PM
To: Stark, Mary
Subject: Wine Country Freedom

Mr. Stark,

I saw this article on Air1.com and wonder - since I live in Southeast Texas, does my support count in California?

Also, I am a Christian and even so, I am ashamed at how many other Christians treat people and respond to non Christian circumstances. It is sad to think what Christians are doing to cause so many non Christians to despise us. It's no wonder they don't want us around. We most certainly do not need to support things which are against God, but we do not need to condemn either- that is not our place, and it pushes people away from God rather than draw them near. I think this is just as an important issue to address as not being aloud to build Church buildings and have house worship and private schools, do you agree?

Sincerely,
Carol Jones

From: Stark, Mary
Sent: Thursday, August 23, 2012 8:33 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: please allow religious institutions and private schools in Temecula's winecountry.

From: Clare McGrew [<mailto:clareshorses@gmail.com>]
Sent: Wednesday, August 22, 2012 7:40 PM
To: Stark, Mary
Subject: please allow religious institutions and private schools in Temecula's winecountry.

I am afraid of what interests are at play here. Enough is enough of anti- Christianity. Of course the winecountry was after the churches. Why ban churches, where community becomes strong and healthy and children learn morality. Please...Thank you Clare McGrew

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:19 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Temecula Wine Country "Community" Plan

From: Melissa Landis [<mailto:melissalandis42@gmail.com>]
Sent: Wednesday, August 22, 2012 6:58 AM
To: Stark, Mary
Subject: Temecula Wine Country "Community" Plan

Dear Riverside County Planning Commission,

I am writing you to ask that you would please include religious institutions and private schools in the New Wine Country Plan.

I am a resident of wine country, a mother of two boys, and PTA President at my youngest son's elementary school. My husband is a firefighter. My children attend the youth group and children ministries at Calvary Chapel Bible Fellowship. My husband and I attend services at Calvary Chapel Bible Fellowship twice per week and I attend a women's bible study once per week. As you can see, as residents of wine country, our house of worship is an integral part of our family.

Our church is teaching us to be the kind of citizens that God would want us to be as we are taught from the Bible each time we attend any type of service at Calvary Chapel Bible Fellowship. I would think that a community, as a whole, is better when you have citizens that are God fearing people residing in them. The same citizens who faithfully pay their taxes, keep their property in compliance with all laws, and, in general, abide by the laws set forth within the community. As a resident of this community, we deserve to have places of worship included as they represent the institutions that are a vital to any true "community".

I ask again, that you would please include religious institutions and private schools in the New Wine Country Plan.

Sincerely,

The Landis Family
Melissa Landis
36275 Alta Mesa Court
Temecula, CA 92592
(951) 302-8559

From: Stark, Mary
Sent: Thursday, August 23, 2012 8:29 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Churches and religious freedom

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

From: Rachel Stevens [<mailto:cuttingsoup@roadrunner.com>]
Sent: Wednesday, August 22, 2012 8:38 AM
To: Stark, Mary
Subject: Churches and religious freedom

Good morning,

May you be touched this morning at the hearing in a real way. I pray that you will realize the importance of churches in the community and lift the ban. More than one group of people should have a say about the community in which they live. I stand with The Barn church And support religious freedom - especially in Wine country.

Best,
Rachel

Sent from my iPhone



TEMPLO ROCA FIRME

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92502
August 20, 2012

Dear Ms. Stark:

The purpose of my letter is to express my concern with regard to the denial of permission to Calvary Chapel Bible Fellowship to expand their facilities and the plan to pass a new zoning plan that would deny the building of any churches in the wine country area. I am sure that bars, clubs, restaurants, and adult shops would be allowed. It seems that every day the liberties once allowed to churches are being curtailed. If this continues the day will come when we will not be able to build churches at all and the ones we have will be closed. History shows us that it happens.

I am asking that religious and private schools be included in the New Wine Country Plan.

It is not difficult to conclude that the negative attitudes towards religion, especially Christianity, have contributed to many of the social problems that are growing in our society.

Sincerely,

Simon Melendres
Pastor

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:17 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: everyone likes wine

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

From: Cynthia [<mailto:wsl-titanic@earthlink.net>]

Sent: Tuesday, August 21, 2012 11:25 PM

To: Stark, Mary

Subject: everyone likes wine

My name is Cynthia Kates

Most people love wine and most people are religious. I am not sure why you feel that you should be able to stop churches from being built in the area. Its one thing if it was private property, but its not. You are elected by the people to allow people to do this things they want to not to prohibit. People should be able to get to church within reason from where they live-especially with gas prices getting so high and so many cities forcing people out of their cars (so we can save the frogs or whatever). It would be good for you to reconsider the cities position on this because you know this is not going to go away. These religions have been around long before you were and long after you will be gone. You dont want to waste your time fighting a losing battle do you?

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:13 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: wine country

From: Connie [mailto:connie_121@verizon.net]
Sent: Tuesday, August 21, 2012 5:33 PM
To: Stark, Mary
Subject: wine country

Hello Mary,

To all who need to know , I am in disagreement to this appaling act of no other churches in Wine County...or schooling. This is not acceptable ...

Connie H.

From: Stark, Mary
Sent: Thursday, August 23, 2012 9:02 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country Freedom

From: Ivette Calhoun [<mailto:uvacalhoun@yahoo.com>]
Sent: Thursday, August 23, 2012 8:38 AM
To: Stark, Mary; Buster, Bob; Tavaglione, John; Stone, Jeff; district4@rcbos.org; Ashley, Marion
Subject: Wine Country Freedom

To whom it may concern:

Please include Religious institutions and private schools in the New Wine Country Plan.

First Amendment - Religion and Expression

Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.

Thanks,
Ivette Calhoun

From: Stark, Mary
Sent: Thursday, August 23, 2012 5:13 PM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: Constituent Phone Call RE: Wine Country Community Plan

I received a call today from Janet Wilber . She would like you to add her name in support of churches and schools.

Mary C. Stark

TLMA Commission Secretary
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436 Direct
(951) 955-1881 Fax
mcstark@rctlma.org

From: Stark, Mary
Sent: Monday, August 27, 2012 7:09 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country Plan

From: Susan Eyer-Anderson [mailto:drsues@directv.net]
Sent: Thursday, August 23, 2012 9:47 PM
To: Stark, Mary
Subject: Wine Country Plan

Mary Stark, Planning Commission Secretary

County of Riverside Administrative Center

4080 Lemon Street, 12th Floor

P.O. Box 1409,

Riverside, CA 92502

Could you please let the following Commissioners read this letter?

cc: Commissioner John Roth, 1st District

Commissioner John Snell, 2st District

Commissioner John Petty, 3rd District

Commissioner Jim Porras, 4th District

Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools to this plan.

Okay...that was the canned part of the letter. (And it is a sincere request)...Here is the heartfelt, blatant rest of the letter:

I was at the hearing yesterday on the 22nd. I sat through the whole thing...which really does give me a lot of respect for the commissioners who have to do this on a regular basis.

I heard a lot of people...both winery owners and employees express anger and come up with reasons as to why they do not want the Church... or it's proposed school... included in the Wine Country Plan. Mainly what I heard were 3 arguments:

1. The church and its school are incompatible uses and do not preserve the agriculture theme
2. The risk of lawsuit of insecticide spraying near a school is unacceptable
3. Concerns about increased traffic from the school

My thoughts:

1. Aren't there churches in Europe that co-exist well among the wineries? In the Champagne growing region in France I know of at least one instance where there was a church. It was also was a winery.. (a monastery) that produced Dom Perringnon champagne. I believe it also had a school?

No, I think the church and it's school are not "incompatible" with the wineries... especially if the church plants 75% of its property with vineyards, and sells the grapes to the wineries.

2. The risk of insecticide spraying is mainly while "school is in session"... so why not have a "spray day" so that the kids stay home if the insecticides have to be sprayed during school hours (most of the spraying..if at all...has to be done at night, and before the winds pick up in the morning). This "risk" argument does not really seem like a sound one to me..in that there are kids and other people who live in the wine country and are there at night every night, all year 'round. If the risks were really that significant...**why are the residents not notified each time the wineries spray?** What about the winery employees and patrons of the wineries?? People driving by during spraying?

There are set backs that the planners can require that could make this doable. I would suggest having the church put the school "up front" by Rancho California road in the existing smaller buildings (which would make it further away from Faulkner and further away from spraying)...and

have them build a beautiful sanctuary that looks like a winery on the area nearest Faulkner..that would actually be a thing of beauty and only be used once a week or so. It could even be made to look like an old European church or winery.

Getting back to the matter of risks... I heard that some of these wineries are actually allowing people to come ride their horses there and drink wine...and actually condoning and encouraging it. I find that absolutely unbelievable. I am a veterinarian. I advise against this practice. NOW. Alcohol and horses do not mix. This is a recipe for disaster. I know of people personally who have been killed doing this. Let me repeat myself. **If you allow or condone people who have been partaking of alcohol to get on horses and ride... you will have a fatality or life-changing injury at some point within 5 years.** You will also have a lawsuit. This is not a matter of "if" it is a matter of "when". This is especially true for the general public who ride rental horses at wineries. I cannot believe that the winery owners, and the county, and anyone else concerned, would even dream of allowing this to occur on wine country property. The risk for a lawsuit in this situation is exponentially higher than one from a possible spray incident at a church school. Hearing wineries express fear of lawsuit from the church students, and turn a blind eye to this kind of risk is sadly laughable. (I do believe that the trail network is a great project, and commend you on that aspect...and plan on riding our horses on it someday...so please do not intertwine the two activities. I am simply advising not to allow people to drink and ride...and the trails should avoid the general winery public/traffic, by at least 200 ft.. to minimize spooking the horses and showing a reasonable attempt to protect the riders).

This brings me to my third topic...traffic.

3. The traffic that would come from the school..I believe.. is negligible (at 9:00am and again at 3:00pm weekdays) compared to the HUGE burden of traffic I have seen in the 20 years I have been living in/near the wine country.

Let's also discuss the QUALITY of the traffic, vs quantity.

The traffic we see as residents or people commuting home via Rancho California rd is HORRENDOUS, compared to how it used to be prior to all the wineries going in. And yes, people ARE intoxicated when they are driving to and from wineries.

They drive erratically, do not signal, and are very very slow and inconsiderate. We as residents know that there is a blind eye turned to this by the police and the county...and we think this is because there is a lot at stake financially for these wineries, and they bring a lot of taxable revenue in for the city and county. **Therefore, we feel unprotected and without a voice.** That is the general consensus of the residents in the area. We simply avoid Rancho California rd on the weekends for this reason. It is dangerous and very annoying. (Not to mention during the Balloon and Wine festival). Let me ask you, though...aren't the wineries legally responsible for these people drinking and driving? Isn't that another lawsuit waiting to happen?

My husband had the unfortunate experience recently of pulling up behind a purple limousine at a stop-sign on Rancho Calif rd....just in time to see the back window roll down and a woman vomit

out of it down the side of the limo. Isn't that lovely? Yes, the wineries do bring their flaws and blemishes...but we residents also know that in these hard times, businesses need to survive, and we support them anyway. Yes, in spite of all of this, I do support the wine country plan.

Well, I will leave you with that nice visual, and hope that this letter has somehow given you more food for thought!

Thank you for your consideration :)

Sincerely,

Susan Eyer-Anderson, D.V.M.

39201 San Ignacio rd

Hemet, Ca. 92544

(951)970-2252

From: Stark, Mary
Sent: Wednesday, August 29, 2012 2:38 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country vs. Calvary Chapel

From: coppergirls [coppergirls@verizon.net]
Sent: Wednesday, August 29, 2012 2:32 PM
To: Stark, Mary
Subject: Wine Country vs. Calvary Chapel

To: John Roth, John Snell, John Petty, Jim Porras, Jan Zuppardo

I attended the morning portion of the Wine Country vs Calvary Chapel meeting on Aug 22 at the Temecula City Hall. All I can say "IS THIS AMERICA"

I was appalled that approving a Christian School is even an issue. How dare these Wineries have the power to deny a Christian School. I wonder what would have happened if the muslims wanted to build a mosque in their precious area.

How dare the wineries have any power to deny something so sorely needed in this country. You would like to think they would be proud to support and be honored that the Calvary Chapel wants to invest so much money and effort to provide a Christian Education to 125 children. All this effort to deny 125 children, do we not have more important issues to battle? The public schools are nothing but liberal institutions run by the unions to brainwashing our youth and yet they get approval. The Christian values are being attacked from every angle and yet if it were muslims wanting to build a mosque everyone would be kissing their asses.

America is a Christian Country and we must fight to protect that and fight to destroy the power hold of the Gangster Unions, Liberals and traitors like Obama. I hope you tell the greedy single minded Wineries to go blow sand. I will no longer take guests to these wineries.

AVOID MONSTANTO POISENING GMO'S VOTE YES ON PROP 37

Beware the government snoops on your emails and phone calls. The exact size and scope of the undercutting of our right to privacy, extends beyond your wildest imagination.

OBUMMER AND ALL HIS AMERICAN DESTROYING LIBERAL COMMUNIST DEMOCRATS MUST BE DEFEATED. DEFEND AMERICA, DUMP HUSSEIN!

Those who expect to reap the blessings of freedom, must, like men, undergo the fatigue of supporting it.
"Thomas Paine"

[SAVE AMERICA STOP AGENDA 21! Remove ICLEI - Smart Grids & Fema Camps are being built now!](#)

[WATCH! http://www.youtube.com/watch?v=TzEEgtOFFIM](http://www.youtube.com/watch?v=TzEEgtOFFIM)

[Click to give free food and care with just a click - http://www.theanimalrescuesite.com](http://www.theanimalrescuesite.com)

Sir Winston Churchill "Individual Moslems may show splendid qualities, but the influence of the religion paralyses the social development of those who follow it".

www.obsessionthemovie.com

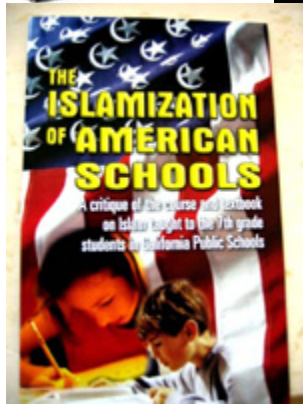
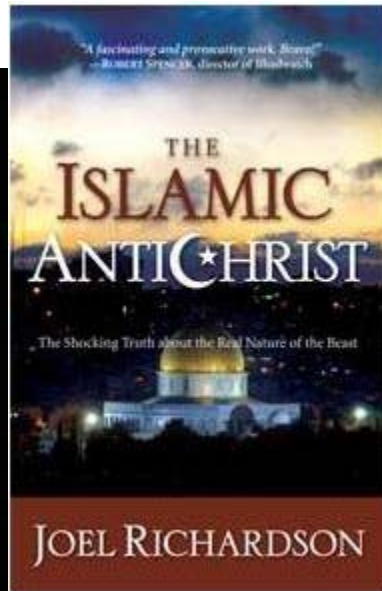
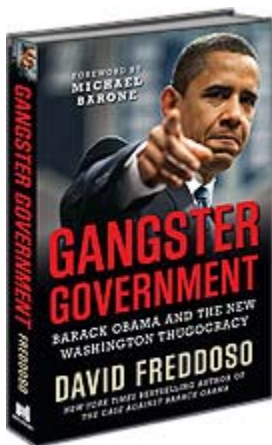
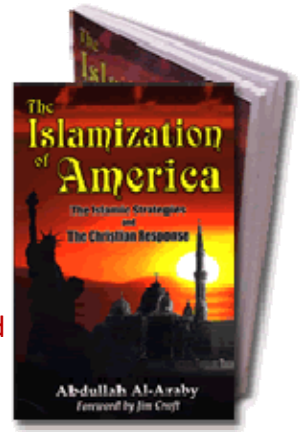
www.christianaction.org For truth about the terrorsim from Islam in America.

<http://www.islamreview.com/> **The Islamic Strategies and The Christian Response.**

Political correctness is a suppression of free speech.

THE BATTLE TO TAKE BACK OUR GOVERNMENT IS NOT OVER

Greatest man in History, named Jesus, had no servants, yet they called Him Master. Had no degree, yet they called Him Teacher. Had no medicines, yet they called Him Healer. He had no army, yet kings feared Him. He won no military battles, yet he conquered the world. He committed no crime, ...yet they crucified....Him. He was buried in a tomb, yet He lives today.



From: Stark, Mary
Sent: Thursday, September 20, 2012 9:11 AM
To: Nanthavongdouangsy, Phayvanh
Cc: Coyle, Frank
Subject: Wine Country Constituent Phone Call

I received a phone call on September 19, 2012 at 4:55 p.m. from Vale Browne who lives in Murrieta. She wanted to verbally comment in support of Calvary Chapel and their school. She made the following points:

- Keep children's schools in the same area as the parents and their homes.
- The church has been there for so long, why should they move.
- She has checked other agricultural areas and they have schools.
- She doesn't see the potential hazards to the school.
- She doesn't see other churches coming into the area.

In general, the Planning Commission should allow the church and school in the area.

Mary C. Stark

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

From: Stark, Mary
Sent: Monday, September 24, 2012 7:13 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: In Care of Mary Stark: New Wine Country Plan

Mary C. Stark

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

From: Scott Holman [<mailto:godspeedevents@verizon.net>]
Sent: Saturday, September 22, 2012 9:36 AM
To: Stark, Mary
Subject: In Care of Mary Stark: New Wine Country Plan

Mary,
Please consider including religious institutions and private schools in the New Wine Country Plan.
Thank you for this consideration.
Scott and Lorie Holman

From: Stark, Mary
Sent: Monday, September 24, 2012 7:14 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: wine country freedom

Mary C. Stark

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

From: Keith Still [<mailto:music.guy77@yahoo.com>]
Sent: Saturday, September 22, 2012 12:28 PM
To: Buster, Bob; Tavaglione, John; Stone, Jeff; district4@rcbos.org; Ashley, Marion
Cc: Stark, Mary; Mehta-Cooper, Mitra
Subject: wine country freedom

Hello,

I am writing to express my strong conviction regarding Temecula Wine Country's bann against the building of churches and private schools. I believe this to be a violation of our constitutional freedom. Please include religious institutions and private schools in the New Wine Country Plan. Thank you for your consideration of this matter.

Keith Still

RECEIVED
AUG 22 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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

cc: Commissioner John Roth, 1st District
Commissioner John Snell, 2st District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools to this plan.

Sincerely,



Print Name:

LEILANI MESEK

Address:

40680 WALSH CIR DR #323

MURRIETA CA 92562

August 2012

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

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

cc: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools to this plan.

Sincerely,



Print Name:

Edna Lynn Bowen

Address:

28825 Calle de la Paz
Murrieta CA 92563

August 2012

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

cc: Commissioner John Roth, 1st District
Commissioner John Snell, 2st District
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Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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Sincerely,



Print Name:

Cheryl E. Gunderson

Address:

1385 Winchester Ave.
McKinleyville, CA 95519

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY

August 2012

RECEIVED
AUG 22 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary
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P.O. Box 1409,
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Commissioner John Petty, 3rd District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools to this plan.

Sincerely, *David B. Mesek*

Print Name:

DAVID B MESEK,

Address:

406 BO WALSH CNTR DR #323

MURRIETA CA 92562

August 2012

RECEIVED
AUG 27 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary

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

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Sincerely,



Print Name:

Lisa Occhipinti

Address:

32165 Callesito Falsique
Temecula, CA 92582

August 2012

RECEIVED
AUG 27 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

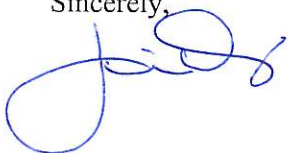
cc: Commissioner John Roth, 1st District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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Sincerely,



Print Name:

Jim Diaz

Address:

30447 Spica Court

Temecula, CA 92592

August 2012

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

RECEIVED
AUG 28 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

ERICK WELCOME

Address:

32033 Corte La Puente

Temecula, CA. 92592

August 2012

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

RECEIVED
AUG 29 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
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Sincerely,

Print Name:

Ardea I Hawkins

Address:

41061 Via Cedro
Maricopa, CA 92562

August 2012

RECEIVED
AUG 29 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

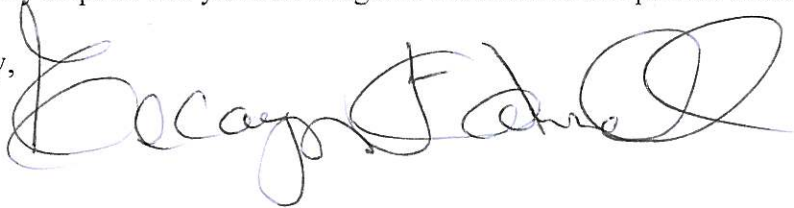
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Sincerely,



Print Name:

Ellayn Harrell

Address:

42217 Stonewood Rd. 346
Temecula, CA 92591

August 2012

RECEIVED
AUG 29 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Adrienne M. Branch

Address:

40680 Walsh Center Dr. #327

Murrieta CA 92562

August 2012

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

RECEIVED
AUG 29 2012
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
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Commissioner John Petty, 3rd District
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To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Tonya Bryant

Address:

21680 Parkside Dr
Temecula, CA 92591

August 2012

RECEIVED
AUG 29 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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Sincerely,



Print Name:

DIMITRI HOVIMOV

Address:

32219 VIA AKMAZAN
TEMECULA, CA 92595

August 2012

RECEIVED
AUG 29 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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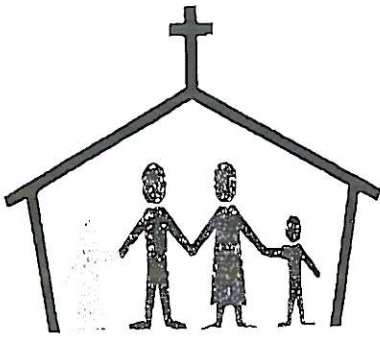


Print Name:

MARSHAL D. HOLLIMON

Address:

32219 VIA ALMAZAN
TEMECULA, CA 92592



SPECIAL **FAX** DELIVERY

DATE August 29, 2012

TO Mary Stark for Planning Commissioners

FROM Elder Felecia Brown

PAGES 2

MESSAGE Please make sure this letter get to the Planning Commissioner's of

Riversider county. Thanks.

RECEIVED
AUG 29 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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

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I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Felecia Brown

Address:

30680 E. Loma Linda Rd

Temecula, CA 92592

RECEIVED
AUG 29 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

RECEIVED
AUG 30 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

NANNIE B. DIXON

Address:

31949 Wildwood Court
Temecula, Calif. 92592

August 2012

RECEIVED
AUG 30 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

James Abner Marshall Sr

Address:

45759 Calle Ayora

Temecula, California, 92592

August 2012

RECEIVED
AUG 30 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

VALENE BECKHAM

Address:

31949 Wildwood Ct
TEMECULA, CA 92592

August 2012

RECEIVED
AUG 30 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Lisa E. Walker

Address:

28849 Sunny View Dr
Menifee CA 92584

August 2012

RECEIVED
AUG 30 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Gloria Anita Marshall

Address:

45759 Calle Ayora
Temecula Ca. 92592

August 2012

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary

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

cc: Commissioner John Roth, 1st District
Commissioner John Snell, 2st District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools to this plan.

Sincerely,

Nelly Angelo

Print Name:

NELLY ANGILO

Address:

2006 VISTA GRANDE DR.
VISTA, CA 92084

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 27, 2012

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

Dear Ms. Mary Starck
Dear Commissioner John Roth, District 1
Dear Commissioner John Snell, District 2
Dear Commissioner John Petty, District 3
Dear Commissioner Jim Porrás, District 4
Dear Commissioner Jan Zuppardo, District 5,

As a United States citizen, contributor to my community and born-again Christian, it is with utmost respect that I ask you to re-consider the zoning ordinance banning churches and schools from being built on land located in Riverside County, State of California.

Please consider the lives of the families your decisions affect. It would be a shame for our children to not be able to have a place where they could congregate to worship or a place where they can receive an adequate education.

Please include religious institutions and private schools in the New Wine Country Plan.

Thank you very much for your consideration.

Sincerely,

Roxana E. Chavarria

August 2012

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Sandra Sharp

Address:

33667 Honeysuckle Ln.
Murietta, Ca. 92563

August 2012

RECEIVED
SEP 04 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

RALPH SHARP

Address:

33667 Honeysuckle Ln
Murietta, Ca 92563

August 2012

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Kenneth R Rivers Sr

Address:

33879 Galleron St
Temecula, CA 92592

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

RECEIVED
SEP 04 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Rose Mary Rivers

Address:

33879 Gallison St
Jemecula, Ca 92593

August 2012

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

J. DAVID FOSTER

Address:

25161 RIDGEMOOR RD
MENIFEE, CA. 92584

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

Mary Stark, Planning Commission Secretary

County of Riverside Administrative Center

4080 Lemon Street, 12th Floor

P.O. Box 1409,

Riverside, CA 92502

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Hazel L. Holley

Print Name:

HAZEL L. HOLLEY

Address:

25161 RIDGEMOORE RD.

MENIFEE, CA. 92584

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

Mary Stark, Planning Commission Secretary

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Lucy H. Foster

Address:

25161 Ridgemoor Rd
Menifee, CA 92584

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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County of Riverside Administrative Center
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Attention: Commissioner John Roth, 1st District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Carol Cuffel

Print Name:

Carol Cuffel

Address:

24221 Lenox Lane

Murrieta, CA 92562

August 2012

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

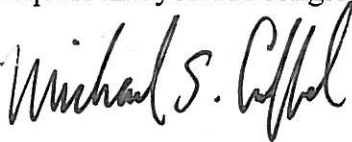
Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Michael S. Coffel

Address:

24221 Lenox Ln.

Murrieta, Ca. 92562

RECEIVED
SEP 04 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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

Attention: Commissioner John Roth, 1st District
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Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Justin Montante

Address:

31605 Calle Girasol

Temecula CA 92591

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

Mary Stark, Planning Commission Secretary

County of Riverside Administrative Center

4080 Lemon Street, 12th Floor

P.O. Box 1409,

Riverside, CA 92502

Attention: Commissioner John Roth, 1st District
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Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Kyle Shears

Address:

37966 Spyglass Cir.
Murrieta, CA 92563

RECEIVED
SEP 04 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

Mary Stark, Planning Commission Secretary

County of Riverside Administrative Center

4080 Lemon Street, 12th Floor

P.O. Box 1409,

Riverside, CA 92502

Attention: Commissioner John Roth, 1st District
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Commissioner John Petty, 3rd District
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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Royce Benford

Address:

38940 Turtlepond LN

Murrieta, CA 92563

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409,
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Attention: Commissioner John Roth, 1st District
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Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Robert Vaughn

Address:

24379 Via Isabella
Murrieta, CA 92562

August 2012

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

Attention: Commissioner John Roth, 1st District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

JENNIFER JONES

Address:

P.O. Box 245

MORENO VALLEY, CA. 92556

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

BEVERLY FAUX

Address:

P.O. Box 245

MORENO VALLEY, CA. 92556

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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

RECEIVED
SEP 05 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Jessica Cernetic

Address:

25487 Coraltree Ct.
Murrieta, CA 92563

August 2012

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

RECEIVED
SEP 05 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

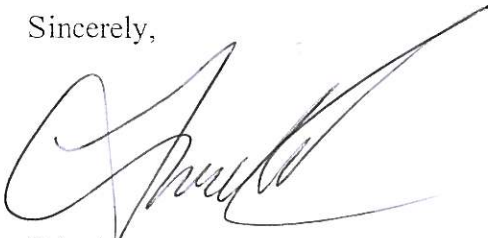
Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Todd M. Cennetio

Address:

25487 Coraline Ct
MURRIETA, CA 92563

August 2012

RECEIVED
SEP 05 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
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Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

Marcia Callaway

Address:

23511 Underwood Cir
Murrieta, CA 92562

August 2012

RECEIVED
SEP 05 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

GARFIELD L. RALPH

Address:

29493 SPRINGSIDE DRIVE
MENIFEE, CA 92584

August 2012

RECEIVED
SEP 05 2012

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

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Print Name:

JEFFREY CALLAHAN

Address:

23511 UNDERWOOD CIRCLE

MURRIETA, CA. 92562

August 2012

RECEIVED
SEP 05 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,


Print Name:

DWIGHT STEWARD

Address:

36085 ARCADIA DR

WINCHESTER, CA 92596

August 2012

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

RECEIVED
SEP 05 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Cynthia Ann Steward

Address:

36085 Arras Drive
Winchester, CA 92596

August 2012



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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donald S. Palmer".

Print Name:

Donald S. Palmer

Address:

21012 Canyon Ridge Dr.
Lake Elsinore, CA 92532

August 2012

RECEIVED
SEP 06 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Curley R. Palmer

Address:

21012 Canyon Ridge Dr.
Lake Elsinore, CA 92532

August 2012

RECEIVED
SEP 10 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409,
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Attention: Commissioner John Roth, 1st District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Joyce M. VAUGHN

Address:

24379 VIA ISABELLA

MURRIETA, CA 92562

August 2012

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

RECEIVED
SEP 10 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
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Commissioner Jan Zuppardo, 5th District

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I understand that houses of worship and private schools are **not** included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Kathryn K. Staples

Print Name:

Kathryn Kay Staples

Address:

23673 Kathryn St.
Murrieta, Ca. 92562

August 2012

RECEIVED
SEP 10 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,



Print Name:

Gertie L. Lewis

Address:

26827 Redwood Circle
Murrieta CA 92573

August 2012

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

RECEIVED
SEP 10 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Signature:



Print Name:

Allen K Lewis

Address:

26827 Redwood Cir
Murrieta CA 92563

August 2012

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

RECEIVED
SEP 10 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

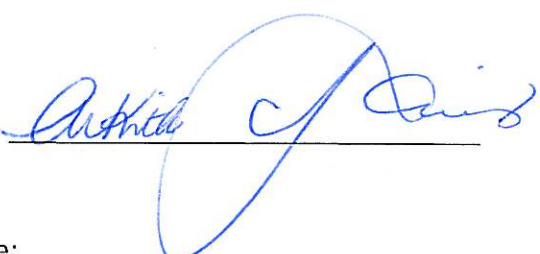
RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Signature: 

Print Name:

Arkita Lewis

Address:

26827 Redwood Circle

Murmetz, CA 92543

August 2012

RECEIVED
SEP 10 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

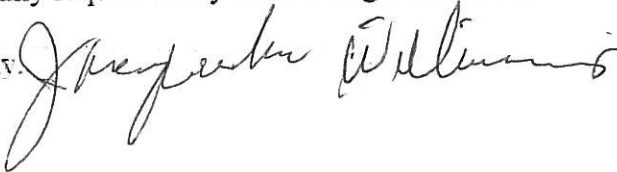
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County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409.
Riverside, CA 92502

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Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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Sincerely, 

Print Name:

Jacqueline Williams

Address:

1898 CALLE DIABLO ST
HEMET, CA. 92545

RECEIVED
SEP 10 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 2012

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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Sincerely:



Print Name:

SYLVESTER LITTLEJOHN

Address:

190 S. YALE ST APT. 8
HEMET, CA 92543

August 2012

RECEIVED
SEP 10 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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Sincerely,

Print Name:

Juanita M. Corbin

Address:

31531 Coral Rock Ln.
Wildomar, CA 92595

August 2012

RECEIVED
SEP 10 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

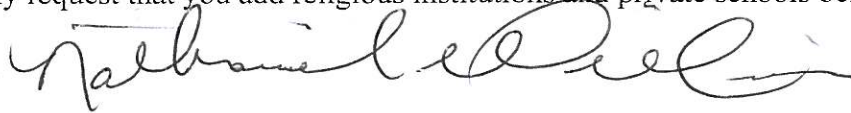
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To: The Planning Commissioner's of Riverside County

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Sincerely,



Print Name:

NATHANIEL WILLIAMS

Address:

1898 CALLE DIABLO ST
HEMET, CA. 92545

August 2012

RECEIVED
SEP 10 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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Sincerely,

Print Name:

George A. Corbin

Address:

21531 Coral Rock Ln.
Wildomar CA 92595

August 2012

RECEIVED
SEP 20 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

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Sincerely,

Print Name:

Mike Rooney

Address:

35650 Meadow Ridge Rd
Temecula CA. 92592

From: Cindy [czomccoy@gmail.com]
Sent: Tuesday, August 21, 2012 10:42 PM
To: Nanthavongdouangsy, Phayvanh; Mehta-Cooper, Mitra
Subject: Wine Country Preservation

DO NOT INCLUDE

RELIGIOUS INSTITUTIONS AND PRIVATE SCHOOLS IN THE NEW WINE COUNTRY PLAN.

The Wine Country Community Plan states:

"Mission Statement

The mission and vision of the Riverside County Wine Country Community Plan is to preserve vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Southern California Wine Country known and respected worldwide, while maintaining the quality of life for residential communities and the equestrian lifestyle within and around it."

I do not support the expansion of Calvary Chapel Bible Fellowship. This development does not encourage preservation of vineyard lands that are unique to The Inland Empire for Temecula Wine Country. I am a resident of Temecula and have enjoyed this unique environment since 1995.

Calvary Chapel has acquired land to meet the goals of their agenda that does not include the best interest of the environment and the community. I am disgusted by the propaganda and the petition statements presented by supporters of this religious institution that fails to present the facts about this issue. I am a resident of this community and I am aware of the facts, especially as a supporter of the Christian Faith and The Bible.

Thank you,

Cynthia McCoy

31350 Congressional Dr., Temecula CA 92591

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:17 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Letter for Planning Committee - Wine Country Church Expansion
Attachments: Letter Regarding Calvary Expansion 8-21-2012.docx

From: Meri Rosa-Pyrce [<mailto:merirosa@verizon.net>]
Sent: Tuesday, August 21, 2012 10:21 PM
To: Stark, Mary
Subject: Letter for Planning Committee - Wine Country Church Expansion

Hello Ms. Stark,

Can you please see that my attached letter gets forwarded to each of the members of the Planning Committee.

I appreciate your time and effort. Please let me know if there are any questions. Thank you.

Warmest Regards,

Meri Rosa-Pyrce
951-677-3617 home
951-551-6374 cell

Church Expansion

My name is Meri Rosa-Pyrce. I am not a winery owner nor am I a parishioner of the Calvary Bible Chapel Fellowship Church. I am just an average citizen that has no monetary affiliation with the parties that are in dispute. I am, however, a very faithful and spiritual individual and teach my children to be the same. I believe and worship God every day. I am by no means anti-God or anti-worship. Please understand this, as this is very important.

My husband and I own property in the Temecula Wine Country. We purchased our land for our family (we have 2 children, ages 15 and 13) because we absolutely adore and appreciate the beauty, quaintness and stress-relief Wine Country has to offer. Whenever we travel down Rancho California Road and pass Butterfield Road, I automatically get a sense of peace and tranquility as I set my eyes on the vines and their beauty and breathe in the aromas of the vineyards. For me, it is pure joy and such a wonderful feeling that takes me away from the hustle and bustle of everyday life. What a glorious treasure we have in our own backyard. We are very fortunate.

I write to you today in opposition of allowing the Calvary Bible Chapel Fellowship Church to expand its current facility in Wine Country. I have no idea why a church would want to have its place of worship located in the middle of an area that is designated for wine production and clientele that drink alcohol. It doesn't appear to be a perfect fit, but more of an obvious oddity. It is not called "Amusement Park Country", "Sports Country", "School Country", "Suburbia Country", "Church Country" or "Corporate Country". It is called "Wine Country", and it is called this for a reason...for the rolling hills of planted vines and wineries scattered throughout. This is what makes the area so precious, unique and desirable. The wineries fit in. It is the wineries that spend a lot of money to maintain the vines, which in turn keeps the beauty of the area alive and vibrant. It is the wineries that make the wine that attracts people from all over the world who want to go wine tasting, have a good time and look forward to enjoying the ambiance that Wine Country has to offer. Lastly, it is the wineries that put Wine Country on the map. The last thing Wine Country needs are non-fitting establishments that take away from, not add to, the beautiful setting and ambiance it offers. There are many areas to build and expand a church. I don't believe Wine Country was intended to be that area. In addition, the traffic congestion that this expansion will create will do no justice to any of the residents that live in the area. The two-lane Rancho California road is already faced with negative traffic situations, and this expansion will only make matters worse. And, if a school is allowed, this will only build upon the already problematic traffic congestion that the residents are faced with daily. It is not a viable situation.

To end, if you allow this expansion, the requests for non-fitting establishments will not end. You will be setting a precedence here. Your decision should not be taken lightly, as it can undoubtedly have a negative effect on Wine Country and potentially destroy the vision that was planned for the area. Please protect Wine Country from those who have other agendas and do not want to follow what is in the original Mission Statement...to *“preserve vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Southern California Wine Country known and respected worldwide.”* Why have a Mission Statement if you don't uphold it? God made Wine Country a diamond of richness and splendor, and we need to preserve what God has given to us.

Respectfully Submitted,
Meri Rosa-Pyrce
951-677-3617 home
951-551-6374 cell

August 21, 2012

County of Riverside Administrative Center
Mr. John Roth, District 1
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
AUG 23 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Calvary Bible Chapel Fellowship Church Expansion in Wine Country

Dear Mr. Roth,

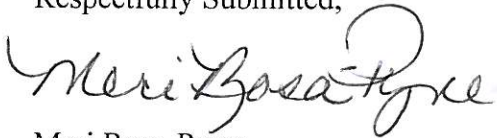
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Respectfully Submitted,

A handwritten signature in cursive script that reads "Meri Rosa-Pyrce". The signature is written in black ink and is positioned below the typed name.

Meri Rosa-Pyrce
951-677-3617 home
951-551-6374 cell

August 21, 2012

County of Riverside Administrative Center
Mr. John Petty, District 3
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
AUG 23 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Calvary Bible Chapel Fellowship Church Expansion in Wine Country

Dear Mr. Petty,

My name is Meri Rosa-Pyrce. I am not a winery owner nor am I a parishioner of the Calvary Bible Chapel Fellowship Church. I am just an average citizen that has no monetary affiliation with the parties that are in dispute. I am, however, a very faithful and spiritual individual and teach my children to be the same. I believe and worship God every day. I am by no means anti-God or anti-worship. Please understand this, as this is very important.

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Respectfully Submitted,

A handwritten signature in cursive script that reads "Meri Rosa-Pyrce". The signature is written in black ink and is positioned to the left of the typed name.

Meri Rosa-Pyrce
951-677-3617 home
951-551-6374 cell

August 21, 2012

County of Riverside Administrative Center
Mr. John Snell, District 2
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
AUG 23 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Calvary Bible Chapel Fellowship Church Expansion in Wine Country

Dear Mr. Snell,

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Respectfully Submitted,

A handwritten signature in cursive script that reads "Meri Rosa-Pyrce". The signature is written in black ink and is positioned below the typed name.

Meri Rosa-Pyrce
951-677-3617 home
951-551-6374 cell

August 21, 2012

County of Riverside Administrative Center
Ms. Jan Zuppardo, District 5
P.O. Box 1409
Riverside, CA 92502-1409



RE: Calvary Bible Chapel Fellowship Church Expansion in Wine Country

Dear Ms. Zuppardo,

My name is Meri Rosa-Pyrce. I am not a winery owner nor am I a parishioner of the Calvary Bible Chapel Fellowship Church. I am just an average citizen that has no monetary affiliation with the parties that are in dispute. I am, however, a very faithful and spiritual individual and teach my children to be the same. I believe and worship God every day. I am by no means anti-God or anti-worship. Please understand this, as this is very important.

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Respectfully Submitted,

A handwritten signature in cursive script that reads "Meri Rosa-Pyrce". The signature is fluid and elegant, with a large initial 'M' and a long, sweeping tail on the 'e'.

Meri Rosa-Pyrce
951-677-3617 home
951-551-6374 cell

August 21, 2012

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

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING COMMISSION

cc: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District
RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan. I respectfully request that you do not add religious institutions and private schools to this plan. As a frequent visitor to the Temecula Wine Country, Houses of worship and private schools are not compatible with this area and should be located elsewhere.

Sincerely,



John Falkenstein
25245 Palomar Road
Idyllwild, CA 92349

From: Stark, Mary
Sent: Thursday, August 23, 2012 7:18 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Temecula wine country Please DO NOT let more churches in the valley!

From: BB4you2@aol.com [<mailto:BB4you2@aol.com>]

Sent: Wednesday, August 22, 2012 12:00 AM

To: Buster, Bob; Tavaglione, John; Stone, Jeff; district4@rcbos.org; Ashley, Marion; info@faith-freedom.com; Stark, Mary; taige@ccbf.net; bb4you2@aol.com

Subject: Temecula wine country Please DO NOT let more churches in the valley!

To whom it may concern, I live in the diamond valley and have since 1995. I feel there are more than enough churches in our area. Please leave the law the way it is. We or they do not need anymore. Once they get in there they are going to push things on us. If and when I want to go to church there are many choices I have. Please for the freedom of the people all the people in the valley. What is the REAL reason they want to get in there? There is more to the story that they are not telling. When I noticed that Chic-Fil-la was going to be providing free lunch for them, that was more than enough for me to send out this email.

Thank you for reading this.

Chuck Brood

From: Stark, Mary
Sent: Thursday, August 23, 2012 8:32 AM
To: Mehta-Cooper, Mitra; Nanthavongdouangsy, Phayvanh
Subject: FW: Open Letter to the Riverside Planning Commissioners
Attachments: Letter to Planning Commission.docx

From: Jon McPherson [<mailto:jmcpherson@wineresort.com>]
Sent: Wednesday, August 22, 2012 5:03 PM
To: Stark, Mary
Subject: Open Letter to the Riverside Planning Commissioners

Mary-----

I was not able to attend today's hearing due to work related duties. I would appreciate it if you would see that each of the commissioners receive a copy of my letter and that my letter become a part of the record concerning this matter.

Thank you very much,

Jon McPherson

First, I would like to thank each of you for allowing me the opportunity to speak with you via letter since I am unable to attend the hearing in person. As a winemaker, I am tied closely to the harvest, and today, August 22nd, 2012, we are harvesting Viognier from one of our estate vineyards. I am sending this letter via email to each of you asking that you consider the following points regarding the Temecula Valley Wine Country Policy.

The CV Zone is now, and has always been an area of contention. Ever since I first came to the Temecula Valley in 1985, development pressure has been ever-present. The safeguards that were put in place back in the 80's and early 90's to keep uncontrolled growth in check, have, over time, been realized as either short-sighted or in need of revision to counter the ever changing wine market. The efforts of numerous individuals have been monumental in maintaining the constraints that make wine country what it is today.

To this point, the business scope of wineries and vineyards which comprise wine country has grown to include restaurants and hotels as compatible, ancillary uses. When speaking about compatible uses, a restaurant complements a winery, its wine. A hotel complements the "destination" environment that "wine country" wants to imbue. Yet, the fact of the matter is that without agriculture, none of this would be possible. Vineyards help to give Wine Country its "country" atmosphere, and without land that is available to plant grapes on, there will be no vineyards. And of course, No vineyards translates into No wine. This is certainly a scenario that the Cucamonga Valley (just 50 miles north of here) demonstrates very well. The loss of arable lands to the industrialization and development of the greater Ontario area has seen a once prominent viticultural area become little more than a tribute to an era gone by. It may start slowly at first, a housing tract here, a gas station there, but when non-compatible uses are allowed in an agricultural zone, it is precedent setting. The restrictive zoning that allowed Temecula wine country to flourish is the very zoning that will insure wine country's long-term survival.

Secondly, the tax revenues that are generated by winery properties are significant. Not only are property taxes part of the mix, so are sales taxes, excise taxes, payroll taxes and room taxes which are a continual source of income for the city, county, and state jurisdictions. This revenue stream cannot be realized without the land needed for grape growing. No grapes, No wine, No tax revenue.

You may have heard testimony to the effect that the Temecula wineries are “anti-religion” or “anti-church”. To the contrary, I would assert my own beliefs here, but the reality is this is a land use argument, and not a freedom of religion issue. What religion any of us may believe in is a moot point, especially when discussing land use issues. The proposed Calvary Chapel expansion project goes beyond the scope of what the original “country church” set out to embody. The issues that are tied to a project of this size are numerous, and ultimately, are all in conflict with the original CV Zone Policy. The discussion of allowing only this church in the valley, should this expansion project be allowed to proceed, will bring forth RLUIPA lawsuits (under the Equal Terms and Exclusion Provisions of RLUIPA) by other institutions that would like to make a home in wine country.

Honestly, Wine Country is about wineries and vineyards. Other uses that do not enhance or compliment this dichotomy need to be relegated to the surrounding communities and areas which are zoned for and can better accommodate those uses.

Thank you for the chance to speak with you in regards to my perspective on this matter.

Sincerely,

Jon C McPherson

Master Winemaker

South Coast Winery

Susanne and Tom Campbell
35600 Monte Verde Rd Temecula California 92592

Mitra Mehta-Cooper, AICP
Principal Planner - Strategic Programs,
Riverside County Planning Department,
4080 Lemon St. 12th Fl.
Riverside CA - 92502.

August 19, 2012

Dear Ms Mehta-Cooper,

I want to thank you for your prompt reply to our questions about the County's zoning and planning decisions for the area we live in Temecula. I had a good conversation with Phayvanh Nanthavongdouangsy, who called me and followed up with information about requirements to get a permit for a guest house and other matters we wished to be informed of. This was most helpful.

We are pleased with the direction Temecula may be taking in furthering the area as a tourist destination while keeping the rural character that gives the area its unique beauty.

Please let us know if we can help especially in the goal to market Temecula as a tourist area.

Thank you for your responsiveness.

Sincerely,


Susanne and Tom Campbell

RECEIVED
AUG 22 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: crowspassfarm@verizon.net
Sent: Friday, August 31, 2012 2:34 PM
To: Nanthavongdouangsy, Phayvanh
Subject: Questions regarding Community Plan

Please consider adding verbage within the plan that stresses other agricultural uses, not just winery operations. Food production is very important as well as complimentary in creating a fully respected wine culture. In addition, we can directly add credence and well organized political influence from a larger scope in protecting the agricultural environment of the Temecula Wine Country Plan.

David and Tina Barnes
Crows Pass Farm
www.crowspassfarm.com Submitted By: Tina Barnes

Schools in Wine Country, Beware of What you Wish For:

Here in the Temecula Valley we have one of the finest agricultural areas in the world. While the wine is well documented, the produce that comes from this valley is some of the best available. Temecula is rapidly becoming a hotbed for foodies throughout Southern California. The Temecula Farmers Market is known throughout the Southland as a great place to shop. Cooking schools have expressed interest in locating here because of the produce. We are one of the few places in Southern California where kids and adults can visit a real working farm. A private school in Wine Country will only benefit those families who can attend it, while Wine Country in general is a benefit to everyone in Riverside County. The preservation of the Temecula Wine Country is paramount to the future of agriculture in this area. Without the ability to grow, Wine Country becomes houses.

Agriculture is only pretty from a distance. Up close it's dirty, dusty, noisy, and smells like chemicals or compost. Successful agriculture takes space and neighbors who are understanding. Schools and agriculture are not a good fit as neighbors. Schools have too much impact on what can happen on the adjoining properties with regards to spray applications, fertilizers, and the ability to sell wine. Advisors from the Riverside Agriculture Dept. have said it should not happen. One school will lead to more schools and threaten the ability of their neighbors to grow grapes, sell wine and produce food. Without grapes, Wine Country disappears and so do the wineries and the tourism they create. The local hotels and restaurants will be empty and many more people are out of work. Take away the agriculture and Temecula has no more tourism.

Agritourism was one of the main arguments against the Liberty Quarry. Without Wine Country and the jobs, tourism and tax base it creates, the Supervisors decision about the quarry may be different next time.

Be careful what you wish for! While what you want is a campus in Wine Country, what you may end up with is a campus surrounded by houses downwind from a quarry.

David Barnes
Owner
Crows Pass Farm

RECEIVED
SEP 17 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Chuck & Sally Wing

23839 Spring Branch Ct. ♦ Murrieta, CA ♦ 92562
chuck.wing@verizon.net ♦ sallywing@verizon.net
His (951) 704-4641 ♦ Hers (951-837-8372)

RECEIVED
SEP 14 2012
BY:

September 12, 2012

Dear Board of Directors, Temecula Planning Commission,

I have been asked by several local residents to submit a printed copy of my recent Facebook post regarding the development of Calvary Chapel Bible Fellowship in Temecula's Wine Country. I have signed the electronic petition and I fully support the Temecula Valley Winegrowers Assoc and Wineries in preserving and protecting their businesses.

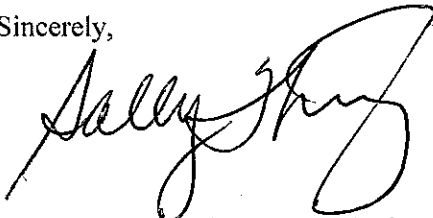
Posted 8/21/12 by Sally Wing

OK - I'm gonna get a little political here. There's plenty of posting about the presidential race so I'm going to address a matter a little closer to my heart: Calvary Chapel Bible Fellowship (the Barn) vs. Temecula Wine Growers. There is a public hearing tomorrow, 8/22, 9a where members of the Barn will try to overturn and appeal the comprehensive use plan to allow them to develop & expand. I am a frequent visitor to Temecula Wine Country (member at a few wineries) and the comprehensive plan was developed by a full committee of Temecula area business people and residents who arrived at these decisions after months of careful consideration and research.

The Barn was given a very specific permit to REMAIN on their original site when it was determined they were operating outside county ordinances. They subsequently purchased additional land under these restrictions with the intent of trying to change the rules to allow them to expand. As a church-going Christian who has participated in the expansion & relocation of other churches (with schools), I am very disappointed with Calvary Chapel Bible Fellowship in their efforts and expense of trying to fight for permission to do something that was prohibited before they started. Temecula Valley Winegrowers Association is working very hard to preserve this unique agricultural area that is vital to the survival of their businesses. Churches can be located in a wide variety of spaces; vineyards, however, cannot. This battle is a poor use of the time and financial resources of this church and the community and an even poorer witness of being a good, Christian Neighbor. And SHAME, SHAME on you for playing the "Religious Persecution Card" when this is absolutely NOT the case.

Please add my voice to the many Temecula/Murrieta Valley residents who support the existing comprehensive use plan and the preservation of Temecula Valley Vineyards.

Sincerely,



CC: TVWGA, Robert Renzoni Vineyards & Winery; Leonesse Winery, Lorimar Winery and Calvary Chapel Bible Fellowship

Verve!

V E M M A

VOMMA
bodē

www.VemmaFreedom.com

From: Coyle, Frank
Sent: Monday, September 24, 2012 7:05 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Church Options and the Wine Country Plan
Attachments: Scanned from a Xerox multifunction device001.pdf

Fyi...

Frank L. Coyle, REA I
Deputy Director, Advanced Planning Division Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
fcoyle@rctlma.org

P: 951.955.2706
C: 951.201.6947

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

From: Chuck Tobin [<mailto:ctobin@burrtec.com>]
Sent: Thursday, September 20, 2012 4:46 PM
To: john@jpddevelopment.com; Johnson, George; Coyle, Frank
Cc: lfh415@yahoo.com; rkellerhouse@galwaydowns.com; mrichgar@yahoo.com
Subject: Church Options and the Wine Country Plan

John,

Mere words cannot express how profoundly disappointed the members of the Valle de los Caballos (VDC) Advisory Committee, and the general equestrian community, are in the Planning Commission's apparent decision to pursue Option #1 regarding the question of whether to allow churches in the Wine Country Plan study area. We all felt that Option #3 was far and away the superior alternative to handling this issue, but we never saw any discussion on the part of the Commission as to why this alternative was rejected. Instead, all of the podium time was monopolized by the proponents of the church expansion, and alternative voices were never given their opportunity to address the Commission.

We are asking for the Commission to reconsider the decision, and give greater consideration to the absolute merits of Option #3. Option #3 was carefully designed by Riverside County staff to focus exclusively on the merits of the expansion of Calvary Church itself, and not tangle up the processing of the greater Wine Country Plan itself. If the Commission goes with Option #1, we see that a significant amount of time will be spent on the sheer logistics of selecting the consultant for the amendment, writing the amendment, circulating the amendment, debating the amendment, and ultimately the appeal by the "losing" side of the amendment to the Board of Supervisors where the whole process will be fought all over again. In the meantime, the entire remaining Wine Country Plan development will be virtually placed on hold, pending the outcome of the church fight.

We believe that a substantial portion of this angst can be avoided by the Commission adopting Option #3 instead. This pathway focuses exclusively on the existing CVZ area and does not drag in any other portions of Wine Country. It will actually work to the benefit of the Church as it can be processed much quicker under this pathway than adding the issue into the greater Wine Country Plan. In fact, it is our understanding that the Planning Commission tried this route once before, but for some reason placed processing alternative on hold. If

the Commission chooses to go with Option #3, and if the CVZ is amended to allow churches as a permitted use, then Calvary Church can have its application processes through that zoning classification, which, if approved, will be automatically incorporated into the final Wine County Plan. Please remember that all existing zoning and approval in the Wine County area will be left "as is"

even if the new Plan is ultimately adopted by the Board of Supervisors, and there will be no effort made to achieve "zoning consistency" between the current zoning and approvals, and the newly adopted Wine Country Plan.

It is for these reasons that we believe that Option #3 is preferable to Option #1.

If we cannot convince you and your fellow Commissioners of the benefits of using Option #3 to handle the Church issue, and you are still committed to going down the Option #1 route, then we would respectfully request that the "equestrian zone" be deleted from the study area of the amendment when you consider the scope of work at your next Commission meeting. We would note that the staff report language in Option #1 already seems to delete the "residential zone" from the church study area amendment, and we would ask for the same consideration for the "equestrian zone": take it out, please.

The VDC Advisory Committee, and the general equestrian community have been loyal partners with the County in the drafting of the Wine County Plan.

This is the first time when we have had a serious issue with the direction that the Commission is potentially proposing to take with the Plan, and we are absolutely serious when we say that the Commission needs to stop and think about the potential consequences of its actions if it chooses the Option #1 pathway. We would like to have the opportunity to address the Commission at your next meeting when you potentially consider a final pathway for this issue, as we believe that the Commission would benefit from what we would have to say.

Thank you for your consideration of our requests. All of us have spent many years trying to get the Wine Country Plan to this point, and we would hate to see all of that time and effort founder on the wrong course chosen in considering the church issue. We look forward to seeing you at the next Planning Commission meeting.

Chuck Tobin
VDC Advisory Committee Member



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 or religious worship would be necessary.
 - May tier off the environmental analyses contained in PEIR No. 524

From: Stark, Mary
Sent: Monday, September 24, 2012 7:15 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country Policy Plan & Equestrian Trails network

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

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

From: Elins Verizon [<mailto:elinmotherhead1@verizon.net>]
Sent: Saturday, September 22, 2012 9:09 PM
To: Stark, Mary
Subject: Wine Country Policy Plan & Equestrian Trails network

Dear Comissioners,

I am writing to you about the Planning Commission meeting in Temecula at City Hall on Sept 26 at 9 am.

The meeting is to make a decision about the Temecula Valley Wine Country Policy Area. Work on this plan has been going on for years. There have been compromises and agreements on both sides between citizens, wineries and officials. The wine country equestrian trails system is set with many, many years of time, money and effort put forth by the equestrian groups and the wineries and the County. All processes seemed to be on track for approval until Calvary Chapel requested to build a school and they want to hold "hostage" the new Wine Country Policy Plan, hoping to pressure officials into an agreement.

It makes me wonder what type of "christian church" this is, to try to interrupt years of work by dedicated people in wine country, just to try to put pressure on City & County officials in order to get their way regarding a school. Calvary Chapel would have to go through the same legal approval process whether it was under todays current Plan or the new Plan. So approve the Wine Country Policy Plan and make Calvary Chapel deal with their school issue seperately..

Calvary Chapels future hopes for a school should be seperated from the new Wine Country Plan and they should be made to go through the same process as any other development that wants a change in zoning. Calvary Chapel knows that it could take years for a school approval. They know it would take an Environmental Impact Report and possibly a Cequa and /or many other studies, plus the City & County approval process.

Please don't let them use holding up the New Temecula Valley Wine Country Policy Plan as a way to try to get their hoped for school approved in a fast track process. Don't let them get away with ruining so many other wine country peoples years & years of effort . Please approve the new Wine Country Plan and make Calvary Chapel go through the normal development process for their school.

8:11 AM9/24/2012 8:11 AM

Elin Motherhead

An Equestrian and member of 2 Riding Clubs in Temecula.

LAURIE STAUDE
31 St. Michael Place
Dana Point, California 92629
(949) 496-3628
email: Grandy LSS @aol.com

Commissioner John Petty, Vice Chairman
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street
Riverside, California 92502

Re: Wine Country Proposal
Parcel 924100010-1 (north side of Camino Sierra Road) – 12 acres
Request NOT to be required to plant 75% in grapes

August 23, 2012

Dear Commissioner Petty:

Thank you for your time at the hearing yesterday in Temecula. I am the lady who spoke first after lunch time, at 2:00 p.m., who requested that the Proposal be written in a manner so that owners of parcels of less than 15 acres, if they lot split into 2 parcels, NOT be required to plant 75% in grapes. I think I heard you say, "I think we can find a way to help you." I believe my reply was, "If I write a letter stating my reasons, will you read it?" I believe you said, "Yes."

Please, can you help me? I own 12 acres on the north side of Camino Sierra in the Rancho California Highlands (parcel 924100010-1). This is a residential area (governed since the 1970's by CC&R's). It allows no commercial activity and consists of family homes and small orchards. I have owned my land since the 1970's. I am enclosing another copy of the parcel map of the Highlands, and my piece is marked in red. No other parcel in our Association will be subject to this 75% grapes rule. Neighbors on Camino Sierra are all residential with small groves or open space.

I have four (4) reasons why my parcel of 12 acres, should it be lot split into 2 parcels, should not be required to plant 75% in grapes.

(1) Residential Area in Rancho California Highlands. The Rancho California Highlands is residential. No commercial activity is allowed. The buyer of my land may want to lot split it into two parcels of say 5 and 7 acres. The owners will want to build two residences, one on each parcel. They may want horses, a swimming pool, a garden, a play area for children, and ornamental trees.

As I said in the meeting, the northern boundary is a cliff, and the parcel has magnificent views of snow-capped San Jacinto and San Geronio Mountains. The owners may want to leave the boulders, the eucalyptus, the sagebrush, and the open space. We all know open space is a premium in our rapidly becoming crowded world and is a refuge for wildlife and a treasure for humanity. The new owners may not want to plant grapes, and under the CC&R's they will not be allowed to have a winery or any commercial venture.

(2) Grapes. I know little about growing grapes, but I guess that the soil on my acres may not be good for growing grapes. Certainly the parcel is windy and it is surrounded by residential area and small orchards. Spraying may not be compatible with the neighborhood. Camino Sierra is not appropriate for commercial vehicles. Water for agriculture in this area is sure to become more expensive. My neighbor to the west, Norman Rahe, (see parcels 52, 53, 54, and 55) has his parcels planted with grapefruit. My understanding is that citrus attracts the green sharp shooter, which is harmful to grapes. There are many citrus and avocado orchards in the Highlands. A small farm of commercial grapes is not appropriate here. The nearest commercial winery is several miles away.

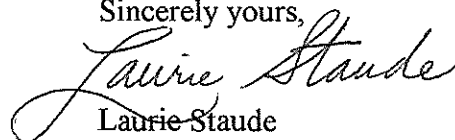
(3) Democracy and Civil Rights. I find it difficult that someone who has owned land for 35 years suddenly is told that should he lot split into two lots, he is required to plant 75% of the land in grapes and cannot have the same rights as all his neighbors have, to plant what they wish on their land. Of course, in the Rancho California Highlands, everyone must follow the CC&R's. As I said, under the Proposal, I would be the only one in the Highlands required, if I lot split, to plant grapes.

(4) Property Values. If I am required to sell my 12 acres to someone who is required to plant 75% of the land in grapes, the number of potential buyers is greatly reduced; and thus, the property values are greatly reduced. We all want to maintain and even increase property values in the Temecula area. My acreage is prime residential land.

In summary, please can you find a way so that parcels under 15 acres, if they are split into 2 lots, will not be required to plant 75% of the acreage in grapes?

I look forward to hearing from you by phone or e mail. I would be happy to come to your office to discuss this matter. Many thank you's for your consideration and help. Also, as I said at the meeting, I had never attended a session of a Planning Commission. I was struck by the attention that each Commissioner gave to each speaker and by the thought that was behind each question that a Commissioner asked. The day was a lesson in democracy, and I am happy that I could see it and be a part.

Sincerely yours,


Laurie Staude

Encl: map of Rancho California Highlands (copy of map distributed at Aug. 22 meeting).

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

Commissioner Jan Zuppardo
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street
Riverside, California 92502

Re: Wine Country Proposal
Parcel 924100010-1 (north side of Camino Sierra Road) – 12 acres
Request NOT to be required to plant 75% in grapes

August 23, 2012

Dear Commissioner Jan Zuppardo:

Thank you for your time at the hearing yesterday in Temecula. I am the lady who spoke first after lunch time, at 2:00 p.m., who requested that the Proposal be written in a way so that owners of parcels of less than 15 acres, if they lot split into 2 parcels, NOT be required to plant 75% in grapes. As you know, I did not judge my 3 minutes accurately, and I did not have time to give my 4 reasons to support my request. **Please now may I share with you my four reasons, and please can you help me?**

I own 12 acres on the north side of Camino Sierra in the Rancho California Highlands (parcel 924100010-1). This is a residential area (governed since the 1970's by CC&R's). It allows no commercial activity and consists of family homes and small orchards. I have owned my land since the 1970's. I am enclosing another copy of the parcel map of the Highlands, and my piece is marked in red. No other parcel in our Association will be subject to this 75% grapes rule. Neighbors on Camino Sierra are all residential with small groves or open space.

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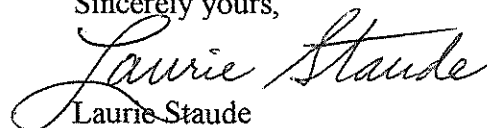
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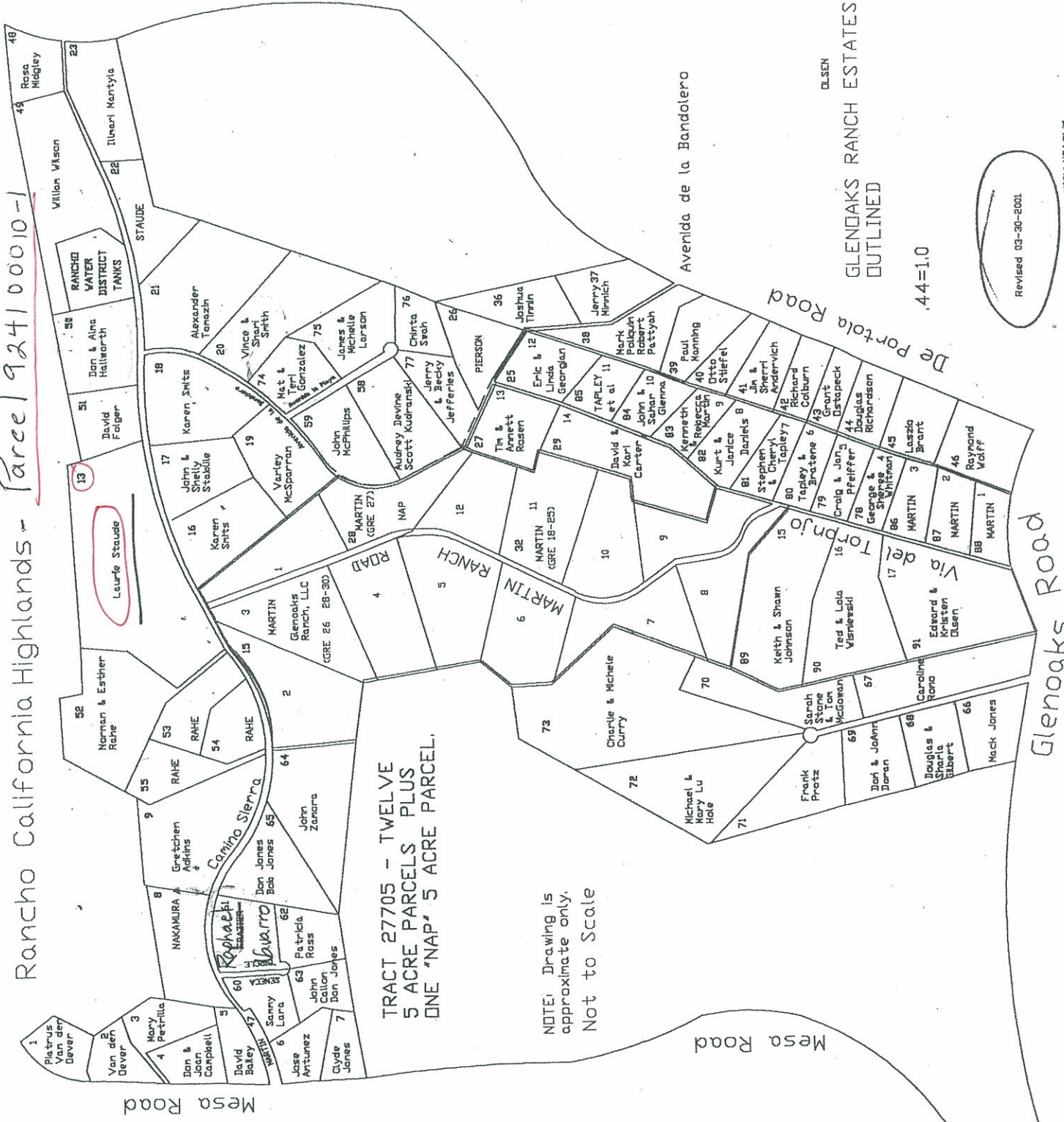
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Sincerely yours,


Laurie Staude

Encl: map of Rancho California Highlands (copy of map distributed at Aug. 22 meeting).

Rancho California Highlands - Parcel 924100010-1



TRACT 27705 - TWELVE
5 ACRE PARCELS PLUS
ONE "NAP" 5 ACRE PARCEL.

NOTE: Drawing is
approximate only.
Not to Scale

GLENDAKS RANCH ESTATES
OUTLINED

.44=1.0

Revised 03-30-2001

HIGHLANDAVG

CENTER

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

Commissioner John Roth
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street
Riverside, California 92502

Re: Wine Country Proposal
Parcel 924100010-1 (north side of Camino Sierra Road) – 12 acres
Request NOT to be required to plant 75% in grapes

August 23, 2012

Dear Commissioner John Roth:

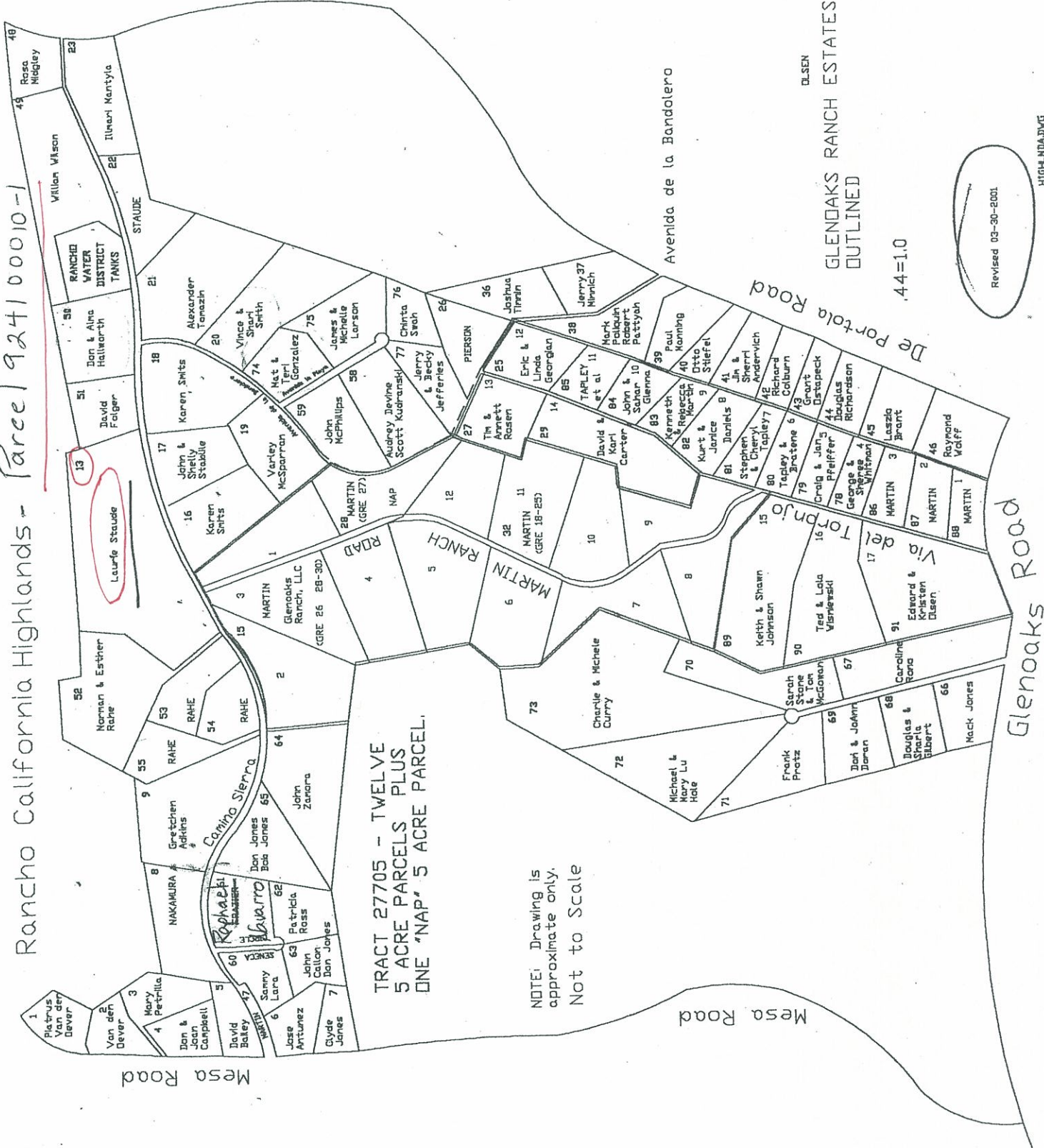
Thank you for your time at the hearing yesterday in Temecula. I am the lady who spoke first after lunch time, at 2:00 p.m., who requested that the Proposal be written in a way so that owners of parcels of less than 15 acres, if they lot split into 2 parcels, NOT be required to plant 75% in grapes. As you know, I did not judge my 3 minutes accurately, and I did not have time to give my 4 reasons to support my request. **Please now may I share with you my four reasons, and please can you help me?**

I own 12 acres on the north side of Camino Sierra in the Rancho California Highlands (parcel 924100010-1). This is a residential area (governed since the 1970's by CC&R's). It allows no commercial activity and consists of family homes and small orchards. I have owned my land since the 1970's. I am enclosing another copy of the parcel map of the Highlands, and my piece is marked in red. No other parcel in our Association will be subject to this 75% grapes rule. Neighbors on Camino Sierra are all residential with small groves or open space.

Here are four reasons why my parcel of 12 acres, should it be lot split into 2 parcels, should not be required to plant 75% in grapes .

(1) Residential Area in Rancho California Highlands. The Highlands is residential. No commercial activity is allowed. The buyer of this land may want to lot split it into two parcels of say 5 and 7 acres. The owners will want to build two residences, one on each parcel. They may want horses, a swimming pool, a garden, a play area for children, and ornamental trees. As I said at the meeting, the northern boundary is a cliff, and the parcel has magnificent views of snow-capped San Jacinto and San Geronio. The owners may want to leave the boulders, the eucalyptus, the sagebrush, and the open space.

Rancho California Highlands - Parcel 924100010-1



TRACT 27705 - TWELVE
5 ACRE PARCELS PLUS
ONE 'NAP' 5 ACRE PARCEL

NOTE: Drawing is
approximate only.
Not to Scale

GLENDOKS RANCH ESTATES
OUTLINED

.44=1.0

Revised 03-30-2001

CENTER

HIGHLANDAVG

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

Commissioner John Snell, Chairman
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street
Riverside, California 92502

Re: Wine Country Proposal
Parcel 924100010-1 (north side of Camino Sierra Road) – 12 acres
Request NOT to be required to plant 75% in grapes

August 23, 2012

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We all know open space is a premium in our rapidly becoming crowded world and is a refuge for wildlife and a treasure for humanity. The new owners may not want to plant grapes, and under the Highlands' CC&R's, they will not be allowed to have a winery or any commercial venture.

(2) Grapes. I know little about growing grapes, but I guess that the soil on my acres may not be good for growing grapes. Certainly the parcel is windy, and it is surrounded by residential area and small orchards. Spraying may not be compatible with the neighborhood. Camino Sierra is not appropriate for commercial vehicles. Water for agriculture in this area is sure to become more expensive. My neighbor to the west, Norman Rahe, (see parcels 52, 53, 54, and 55) has his parcels planted with grapefruit. My understanding is that citrus attracts the green sharp shooter, which is harmful to grapes. There are many citrus and avocado orchards in the Highlands. A small farm of commercial grapes is not appropriate here. The nearest commercial winery is several miles away.

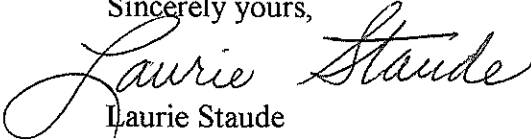
(3) Democracy and Civil Rights. I find it difficult that someone who has owned land for 35 years suddenly is told that should he lot-split into two lots, he is required to plant 75% of the land in grapes and cannot have the same rights as all his neighbors have, to plant what they wish on their land. Of course, in the Rancho California Highlands, everyone must follow the rules of the Highlands' CC&R's. As I said, under the Proposal, I will be the **only** one in the Highlands required, if I lot split, to plant grapes.

(4) Property Values. If I am required to sell my 12 acres to someone who is required to plant 75% of the land in grapes, the number of potential buyers is greatly reduced; and thus, the property values are greatly reduced. We all want to maintain and even increase property values in the Temecula area. My acreage is prime residential land.

In summary, please can you find a way so that parcels under 15 acres, if they are split into 2 lots, will not be required to plant 75% of the acreage in grapes?

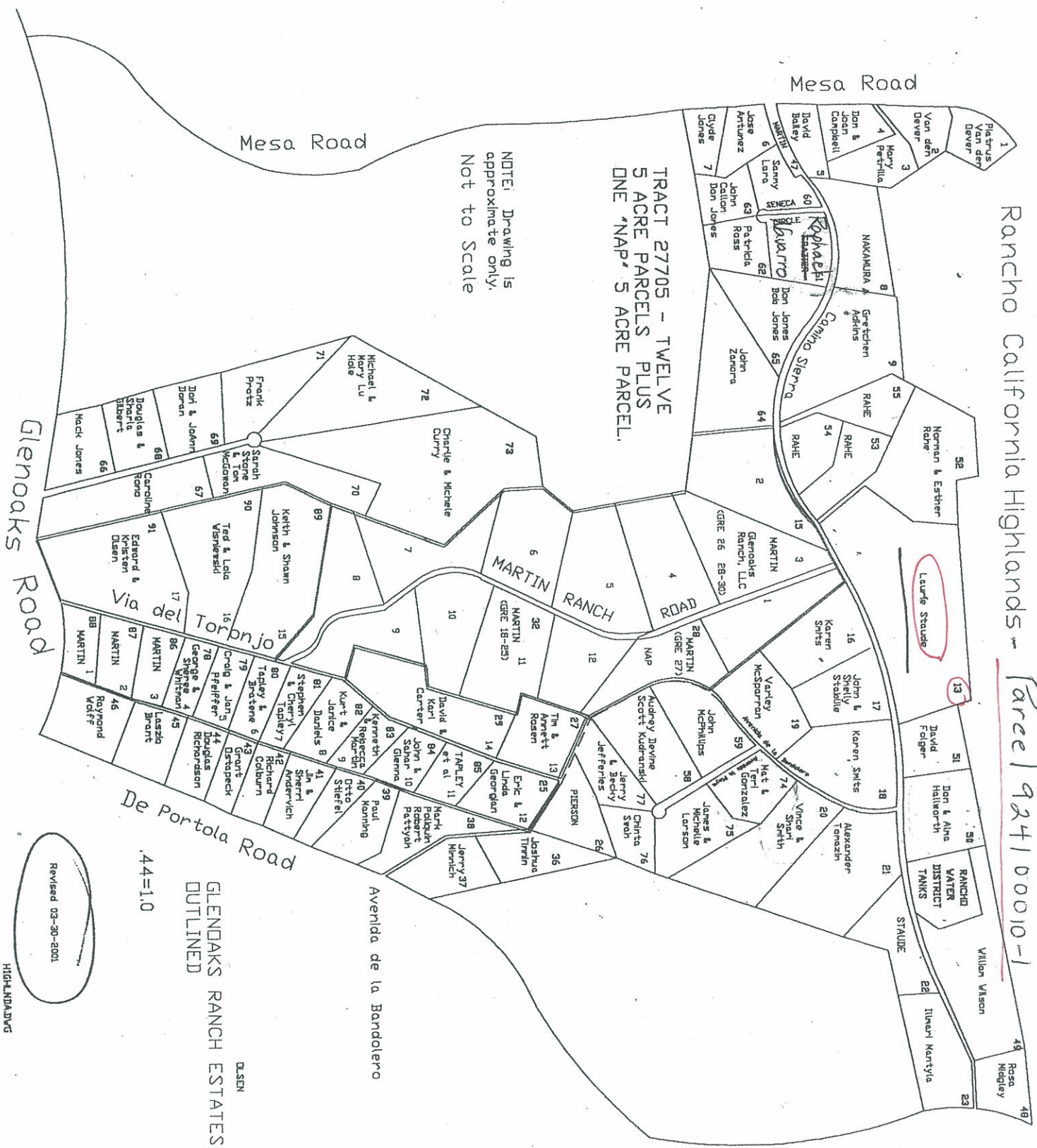
I would love to hear from you by phone or e mail. I would be most willing to come to your office to discuss this matter. Many thank-you's for your consideration and help. As I said at the meeting, I had never attended a session of a Planning Commission. I was struck by the attention that each Commissioner gave to each speaker and by the thought that was behind each question that a Commissioner asked. The day was a lesson in democracy, and I am happy that I could see it and be a part.

Sincerely yours,


Laurie Staude

Encl: map of Rancho California Highlands (copy of map distributed at Aug. 22 meeting).

Rancho California Highlands - Parcel 924100010-1



NOTE: Drawing is approximate only. Not to Scale

TRACT 27705 - TWELVE 5 ACRE PARCELS PLUS ONE 1/4 NAP 5 ACRE PARCEL.

Parcel 924100010-1

44=1.0

GLENDAKS RANCH ESTATES OUTLINED

DASEN

Revised 03-30-2001

HIGHLANDAVG

CENTER

From: Mehta-Cooper, Mitra
Sent: Tuesday, September 18, 2012 2:56 PM
To: Coyle, Frank; Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country Proposal and my 12 acres (parcel 924200010-1)
Attachments: Rancho California Highlands 10.doc

Frank,

I am sending this letter to Phayvanh to document. Just FYI.

Mary C. Stark

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

From: grandylss@aol.com [<mailto:grandylss@aol.com>]
Sent: Monday, September 17, 2012 4:28 PM
To: Mehta-Cooper, Mitra
Subject: Re: Wine Country Proposal and my 12 acres (parcel 924200010-1)

Dear Ms.Mehta-Cooper:

I hope you are in receipt of my letter of August 23, stating my position for not planting grapes in the Rancho California Highlands residential area.

Commissioner Petty has led me to believe that he will write into the proposal that my 12 acres will not be subjected to the planting of grapes.

I have summarized my understandings in the enclosed attached letter to Commissioner Petty, a letter on which I "cc"ed you.

If there is any thing more I need to do for my cause, will you please let me know by phone or by e mail? When and how will I know that my property is indeed excluded from the demand to plant grapes, in the event that I lot-split?

Thank you very much for your help.
Laurie Staude (949-496-3628)

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

Commissioner John Petty, Vice Chairman
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street
Riverside, California 92502

Re: Wine Country Proposal
Parcel 924200010-1 (north side of Camino Sierra Road) – 12 acres
Request NOT to be required to plant 75% in grapes

September 17, 2012

Dear Vice Chairman, Commissioner Petty:

This letter is to follow up my phone call to Mary Stark and to you on Thursday, September 6. I believe you are in receipt of my letter of August 23 requesting not to have to plant my 12 acres in the Rancho California Highlands, in the event that I or a future owner lot-splits into 2 parcels.

Thank you for understanding my concerns and for fighting for my cause. In the phone call I requested an appointment with you. My understanding is that Ms. Stark spoke with you and you replied to her “ that such an appointment would not be necessary since you would try to write, into the proposal, terms so that my parcel would not be subjected to the requirement to plant grapes.”

If my understandings of your communication are different from yours, will you please let me know by email or by phone call?

In the midst of so many requests from so many people, I do not want to fall through the cracks. Is there anything more I need to do to support my cause? How and when will I know that my parcel will not be subjected to the requirement to plant grapes? Thank you and all the Commissioners for your help.

Sincerely yours,

Laurie Staude

Cc: Chairman John Snell
Ms. Mitra Mehta-Cooper, Project Manager

From: Andrew Rauch [andrewkrauch@gmail.com]
Sent: Wednesday, August 22, 2012 6:50 AM
To: Stark, Mary
Cc: jfirooz@iesnet.com; davidfirooz@yahoo.com; Nanthavongdouangsy, Phayvanh; Mehta-Cooper, Mitra
Subject: Opposition of Firooz Family to Plan
Attachments: Letter re Plan 082112 SKMBT_36312082206430.pdf

Please see attached letter.

Andrew K. Rauch
Attorney at Law
12526 High Bluff Drive
Suite #300
San Diego, California 92130
Telephone: (858) 792-3408
Facsimile: (858) 792-3409

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Law Office of Andrew K. Rauch

12526 High Bluff Drive, Suite #300
San Diego, CA 92130
Telephone (858) 792-3408
Facsimile (858) 792-3409

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.

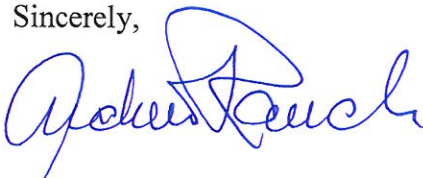
The County's assertion that property owners can continue to use their property consistent with their existing zoning is a sham. Even ministerial approvals will require processing of zone change applications with technical and environmental studies. Moreover, in specific staff review of the Firooz family 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

County of Riverside, Transportation and Land Management Agency
Ms. Mitra Mehta-Cooper, AICP
Principal Planner (Project Manager)
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
(951) 955-8514 mmehta@rctlma.org

August 21, 2012

RECEIVED
AUG 23 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Dear Mitra,

I am opposed to the proposed ordinance, which is a wholesale replacement of the existing and expected conditions of living in this area. The proposed ordinance is in my opinion unjust and gives preferential treatment to wineries, which amounts to legislating a monopoly of all services to the existing and relatively new large wineries. In fact, this proposed ordinance forces residents to be subservient to the wineries (e.g. no signage except for wineries, must plant vineyards for lot splits, etc.). The residents did not chose (elect) any winery representative to represent us, nor to initiate any legislative action. I request exclusion from the "Wine Country Community Plan" in preference to the existing conditions for myself and all residents of this area. Also I request the exclusion to be perpetual and transferrable. Unless and until basic rights and services for the residents are given, I will continue to be in opposition to this proposed ordinance. I will give general comments below and specific requests on the pages that follow.

I have been in Temecula since before incorporation in 1989 (3-6 wineries at that time), and in this same house since 1994 (when there were 4-8 wineries). The reasons I came to this area were: (1) to avoid the anticipated widespread growth and pollution of the newly formed city of Temecula, (2) avoid homeowner associations (HOAs), and (3) the potential to use this property for retirement via (a) a lot split (unrestricted lot split potential at that time) with a possible "spec house" and (b) tractor service. The citrus groves of old made for a pleasant rural drive; in contrast, the wineries exist for alcohol consumption, and produce drivers who are under the influence and present a danger to all other drivers, especially at 5pm (closing time for wine tasting) every Friday and Saturday, which makes for an anxious drive.

I have not reviewed the entire package, which appears to be hundreds of pages, some of which cannot be understood unless they are blown up to poster-size, and in color. None of the package was mailed to me except for the 4 page legal notice (stamped July 2 2012 by a Pitney-Bowes machine). I did speak July 25, the "legal deadline" to preserve owner's rights. **In the letter to residents, it is not clear that the proposed ordinance will infringe on the rights of the residents.** The letter only hints at this. My opinion is if this were to be brought to a vote by the residents, this ordinance would not pass. I propose another letter be authored to make this point clear to the residents so they will be aware of the proposed ordinance and its drastic changes. It is an unrealistic to expect all residents to have internet access, and color

poster-sized printers, and to review this extensive package in such a short time of 2 weeks as indicated in the letter. The deadline for responding has not been officially extended, only verbally. The county website did not post new deadline information as of a week after the July 25 meeting, nor has another mailing been performed. Many residents I have spoken to are completely unaware of the proposed ordinance. The on-line agenda is not posted, and even after a phone call the information for the August 22 meeting was not readily available.

I did speak at the meeting July 25. In general I am quite disappointed and outraged in the favoritism given to large corporate interests which are relative newcomers to the area. The proposed ordinance appears to be written by a political action committee that has the sole purpose of eliminating all activities except for wine tourism, and as an afterthought included equestrian activities in an attempt to build a consensus; however the concerns of residents and existing enterprises are almost entirely being overlooked. It exhibits a disregard for residents in this community, and strips residents of almost all activities, services, and essential community elements. The proposed ordinance affects the existing residents like a home owners association as if we are in a city townhome or condo, not rural or estate living. The residents should be allowed much more freedom in all areas than what is proposed. It is as if the wineries are threatened by the presence of residents, and they are attempting to control and dictate what happens on privately held lands.

There are many proposed restrictions and implied prohibitions to the local residents and existing enterprises which are overbearing, and infringe on our rights, freedom, and liberties. This does not "promote agriculture" as stated in the "intent" second sentence, but rather dictates that vineyards alone be planted. Certain items show a lack of knowledge and/or experience by the authors.

Because of the ordinance is written in a way that lists "Authorized Uses" only, this should be changed. Instead, there should be "**unauthorized uses**". With the existing approach, many existing enterprises would be no longer allowed, including at least one orphanage in this area. (Is there a desire to displace orphans?) There are home-based businesses, and some are essential and integral part of any community (e.g., church, school, fire safety, contractors, etc.). Plant nurseries are agricultural but are not mentioned as allowed. All should be allowed to continue with signage, or none (including wineries) should be allowed to have signage.

Some of the community's services are not of commercial interest to the wineries, and the effect (desired or not) will be to the detriment of the residential community.

Large vacant tracts of land are available south and west of Lake Skinner (the Johnson Ranch?) where wine tourism could be the major focus of the undeveloped area. In this way, residential restrictions could be imposed before residents (if any) move in, rather than after. By owning the land, the wineries can easily restrict their own actions, rather than attempting to dictate new rules to long time residents. And the name "French Valley" could be used. "French" has long been associated with wine, and the name alone may boost sales. It is curious to me that the land outside the entrance to Lake Skinner was once planted in grapevines, but is now back to natural without vineyards. There must be a reason the vineyard has not been re-planted,

and the scientific reasons for this should be brought to the open (e.g. if Pierce's disease affects land for prolonged periods of time).

The county has been inconsistent with the residents. A cemetery for the indigent was recently begun here. If the county has recently insisted the residents are indigent, why does this plan now refer to this area as promoting "estate living"?

I propose the Tocalote Valley in its entirety be removed from the "Wine Country Community Plan" Ordinance. The existing "Habitat Preservation" plus this proposed ordinance is an undue burden to residents and owners. Therefore, it should not apply to areas where the habitat preservation already applies.

I have a few thoughts on the presentation that was given.

GOLF COURSE Golf Courses should not be allowed. They have no relationship to vineyards, wineries, or equestrians. In this time when potable water is a relatively scarce natural resource, this would be a negligent use with zero agricultural benefit. As such, they are "incompatible uses which could result in reduced agricultural productivity" nor are they "secondary, and directly related, to the agricultural or equestrian operations" as stated in 14.90 Intent. Golf courses should not be allowed until recycled waters are abundantly available to support such a water intense operation.

SEWER The sewer cost should be fully borne by the commercial activities who require and requested the service. The residents should not be required to contribute or subsidize relatively new commercial interests in the area, either by taxation or forced hookups. Existing residents have no need for a sewer.

TRAIL SYSTEM Costs should be borne by the commercial interests (wineries and equestrians) which have proposed and desire this system. The residents have large properties and often park-like settings, so a majority of the residents would never use or benefit from this system.

ROAD DOWNSIZING Downsizing roads when increased traffic is imminent is counter to safety. Dedicated right and left turn lanes seem necessary but deficient in front of the new hotel (Ponte on Rancho California Road). Safety must trump the "rural feeling" of any operation, even if it is multi-million dollar.

It is my hope that this ordinance will have a major revision, or be thrown out entirely. It is unjust to legislate residents to be subservient to any corporation.

Sincerely,

Richard F. Jones, Jr.
37800 Grande Road
Temecula, CA 92592

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

Specific comments regarding Ordinance No. 348.4729, amending Ordinance 348 Zoning.

14.91: Definitions

Section 14.91.d. Cottage Industries should be altered. The area has many well established businesses, as well as home businesses. Examples are dog training, "blue collar" or contractors (general contractor, plumber, etc.), market, trailer park, orphanage, church, and school, and hot air balloon rides.

As a minimum, the following sentence should be stricken:

" Such activity is conducted in a manner not to give an outward appearance or manifest any characteristics of a business."

Signage should be allowed for existing and future home-based or "cottage industries", in accordance with 14.96.a.10. Otherwise, to be fair and just, no facilities should be allowed signage, including wineries, hotels, etc.

The text reads " Cottage industry may include, but not limited to, knitting, sewing, quilting, pottery, accounting, scrap booking and cooking." This is unreasonable and I know of no one in this area who can pay their mortgage based on income from this type of business. This text is an unreasonable fantasy. We are real people with real jobs, and not all residents are retired.

Section 14.91.m. Please change to include residential.

Section 14.91.r. Please delete "golf course" as they are not in-line with either winery or equestrian use; or the wise and responsible use of fresh potable water, or 14.90 Intent.

Section 14.91.s.(set aside area) should not be restricted to vineyards, but allow agriculture in general (e.g. citrus and olive), equestrian, or other similar light developmental uses. This would make it in-line with 14.91 s.

Section 14.91.v. Please replace "grape wine" with "grapes." Grapes, grape juice, or grāpe wine could also be products.

14.92 through 14.95: Authorized Uses in various Wine Country zones

General Comments for all zones

Again, the "Allowed uses" should be altered to "unauthorized uses." If this is not amended, then other allowed uses should be added which allow existing home-based business and other enterprises to exist and expand. Specific examples are church, school, and orphanages, which do not require vineyards and would be detrimental to the services provided to the community.

Limits on sheep and goats per acre should be a higher number than horses and cattle, as they are much smaller and have less impact.

The number of days allowed for grazing for "clearing stubble or unharvested crops" should be increased due to the potential for excessive plant growth in "wet" years. I assume grazing time is unlimited for fallow land, since it is not addressed.

Agricultural stands (fruit and vegetable stands) add to the rural ambience and should be allowed to remain without limits. Some residents provide this on an "honor system" to "take what you want and put your money in the jar."

Existing commercial enterprises should be allowed to remain without the burden of planting a vineyard or installing equine features. Examples are Big Horse tack and feed, and Martin's Market (which should have been grandfathered in to allow them to continue sandwich making activities).

Golf courses are not integral to agricultural or equine activities and should not be allowed. In light of the current and foreseeable water limitations, golf courses use a huge amount of water with no agricultural return.

Sections which affect me directly are either

14.92 Wine Country - Winery

14.95 Wine Country - Residential

I object to an "Allowed Use" list. It should be an "Unauthorized Use" list. In addition to the related items identified at the beginning of this letter, I have the following requests, which apply to multiple sections:

Section 14.92.a.7, 14.93.a.7, 14.94.a.7 14.95.a.6 .Change from "The noncommercial keeping ..."
to "The *commercial or* noncommercial keeping ..."

Section 14.95.a.7 .Has a circular reference. Is it intended to be "... section 14.95.a.(6) herein." ?

Section 14.92.a through 14.95.a. Add Community Elements (or something) which will allow Church, school, orphanage, nurseries, etc. without the requirement to have the distraction/burden of a vineyard and/or winery.

Nurseries provide agricultural and commercial service, and by the 14.90 intent should be listed. Again, signage should be allowed for all enterprises. (In accordance with 14.96.a.10). Some existing enterprises in residential areas are:

Church	Engineering Services
School	Hot Air Balloon Rides
Orphanage	Hair and Nail
Trailer and RV park	Cosmetic and Recovery Services
Market	Construction Related Services
Nurseries	(e.g. Gen'l Contractor, Carpentry)
Training facilities	
Tractor service (agricultural, landscaping, and/or fire safety)	
Welding service	

Personally, I would like to provide tractor service (weed abatement and other uses) as I approach retirement. I also planned to split my lot to two (2) five (5) acre parcels.

Section 14.96 Development Standards

Section 14.96.a General Standards

Section 14.96.a.4 32 foot easements (24' + 2 4' shoulders) do not always exist. Allowance should be made for this, especially when access to the plot is via a non-commercial developer's property easement.

Section 14.96.b Residential Standards

Section 14.96.b.1 and 14.96.b.2. A primary and secondary residence should be allowed for each 5 acres. At least one (1) residence should be allowed for each 5 acres.

Section 14.96.b.4 The same standards should apply for wineries as "estate homes" and should therefore be 50 feet instead of 30 feet. (Resolve discrepancy between 14.96.b.4 and 14.96.b.9, 14.96.f.9)

Section 14.96.c Clustered Subdivision

Section 14.96.c.7. Should be deleted. This appears preferential to existing wineries in the spirit of "good old boys."

Section 14.96.e Special Occasion Facility

Section 14.96.e.2. 100 acres for WC-E (equestrian), relative to 10 acres for WC-WE or 20 acres for WC-W seems an excessive requirement for WC-E. Please consider reducing it to a lower number (e.g. 40 acres).

Section 14.96.f Lodging Facility

Section 14.96.f.9 Please include and increase the road setback requirement for any 3-story building to preserve the rural feeling. (Suggest 200 feet or more setback.)



Public Testimony for Wine Country Community Plan

Received between September 24, 2012 (4:00 PM)-September 25, 2012 (4:00 PM)

Policy Related Comments

Date Received	From	Affiliation
Support for Calvary Church/Places of religious worship in the Community Plan		
9/24/12- 9/15/12	Additional 2 signed petitions	Residents and Calvary Church Members
Support for the proposed Community Plan and preserving area from incompatible uses		
9/25/12	Sherry Turner	RCHA-Board Member
9/25/12	Juanita Koth	Temecula Eq-"Wine" Riders-President

August 2012

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



Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan.

I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Signature:

A handwritten signature in black ink that reads "Jewelene B Swafford". The signature is written in a cursive style and is positioned over a horizontal line.

Print Name:

Jewelene B Swafford

Address:

32366 Orange Blossom
Winchester, Ca 92596

August 2012

RECEIVED
SEP 24 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Attention: Commissioner John Roth, 1st District
Commissioner John Snell, 2nd District
Commissioner John Petty, 3rd District
Commissioner Jim Porras, 4th District
Commissioner Jan Zuppardo, 5th District

RE: Proposed Wine Country Plan

To: The Planning Commissioner's of Riverside County

I understand that houses of worship and private schools are not included in the new Wine Country Plan.

I respectfully request that you add religious institutions and private schools before you pass this plan.

Sincerely,

Signature: Charles M. Swafford

Print Name:

Charles M. Swafford

Address:

32366 Orang Blossom Dr.

Winchester Ca. 92596

From: Stark, Mary
Sent: Tuesday, September 25, 2012 6:59 AM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Wine Country Plan

For Wine Country.

Mary C. Stark

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

From: Sherry Turner [<mailto:sherry@teamturner.com>]
Sent: Monday, September 24, 2012 9:31 PM
To: Stark, Mary
Subject: Wine Country Plan

Mary Stark, Planning Commissioner

I am writing as a board member of the Rancho California Horseman Association and am unable to appear at the next meeting on the 26th but wanted to ask that you please separate the church/school issue from the rest of the Wine Country Plan so the plan can move forward. The amount of time, energy and money that has gone into that plan should not be stopped due to a single property owner's request to change their zoning.

Respectfully,
Sherry Turner
RCHA

From: Stark, Mary
Sent: Monday, September 24, 2012 5:00 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: Separate the Issues on Wednesday

More comments for Wine Country Planning Commission.

Mary C. Stark

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

From: Coyle, Frank
Sent: Monday, September 24, 2012 4:51 PM
To: Stark, Mary
Subject: FW: Separate the Issues on Wednesday

See below. Can you forward to the commissioners.

Frank L. Coyle, REA I
Deputy Director, Advanced Planning Division
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
fcoyle@rctlma.org

P: 951.955.2706
C: 951.201.6947

From: lorraine harrington [<mailto:lfh415@yahoo.com>]
Sent: Monday, September 24, 2012 3:28 PM
To: Coyle, Frank
Cc: John Petty
Subject: Fw: Separate the Issues on Wednesday

Frank forwarding this for a local equestrian leader. Please send it on to the other commissioners as well. Thank you

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

From: Juanita Koth <jkoth@dslextreme.com>
To: Lorraine RCHA Harrington <lfh415@yahoo.com>
Sent: Monday, September 24, 2012 3:22 PM
Subject: Separate the Issues on Wednesday

Lorraine,

Every time I try to send this to the emails in your RCHA email blast they come back undeliverable?? Can you please forward to the appropriate commissioners? Thank you, Juanita

Dear Temecula Wine Country Planning Commission,

As an avid trail rider, Wine Country resident and President/co-founder of the Temecula Eq-Wine Riders/Member of Rancho California Horsemen Association and California State Horsemen Association, I am saddened to hear that the approval of the Wine Country Trails Network Proposal is delayed yet again! It seems there are just too many components to the Wine Country Plan that are really **unrelated**, other than their geography. The trails network proposal, with its many facets, has been a HUGE undertaking by many local residents, trails enthusiasts, horse owners and city/county officials for years. We were finally making some progress...PLEASE consider "separating the issues" (from the church's issues requiring a new costly and time consuming environmental study to be done) and allow our much needed and **long overdue trails network** for Temecula Wine Country the approval to move forward.

A local cowgirl's dream: One day I'd like to ride my horse to Calvary Church on a Sunday, along a safe trails network and afterwards dine at Wilson Creek's Creekside Grille Restaurant...now that's a little taste of "Cowgirl Heaven!" Dream until your dream comes true...

Respectfully

Juanita Koth, President
Temecula Eq-"Wine" Riders
951-515-9964
Good friends riding horses!

Temecula Eq-"Wine" Riders



**Jackson | DeMarco | Tidus
Peckenpaugh**
A L A W C O R P O R A T I O N

**Letter to Riverside County Planning Commission
Regarding Corona Family Limited Partnership's
Comments on Wine Country Community Plan, For August 22, 2012
Planning Commission Hearing**

**Delivered via messenger to:
Riverside County Planning Commission
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Attention: Ms. Mary Stark, Planning Commission Secretary**

**Submitted by:
Michele A. Staples, Esq.
Gregory P. Regier, Esq.**

August 20, 2012

1. INTRODUCTION.

We represent the Corona Family Limited Partnership (“Coronas”) in connection with their 112 acres of land located on Arroyo Seco (“Property”, see Exhibit “A”). This letter supplements our July 24, 2012, letter, and should be included with the July 24th letter into the administrative record.

The Coronas request that the County grant their request to exclude the Property from the proposed Wine Country Community Plan and Winery District.

The Coronas have owned the Property for over 30 years. They purchased it to develop as a residential subdivision. In 1982, the Coronas zoned the Property for residential development as required by County-imposed condition of their subdivision map, and consistent with the then-existing General Plan designation of 1 unit per 2½ acres, and with the surrounding residential uses. (See June 8, 1982 Board Transmittal and May 26, 1982 Staff Report for Change of Zone Case No. 3696, Exhibit “B”.) At that time, the County zoned approximately 40% of the Property as R-A-2½, allowing for 2½-acre single family residential lots, and the remaining portion of the Property as R-A-5, allowing for 5-acre single family residential lots. In 2003, the County amended its General Plan and designated the entire Property as Rural Community – Estate Density Residential with a minimum lot size of 2 acres.

The Property is within an established residential area, surrounded on three sides by existing 2-acre, 2½-acre, and 5-acre lots with existing custom built, estate homes. Over 85% of the existing and approved parcels surrounding the Coronas’ Property are less than 5 acres in size. (See August 14, 2012 Market Profiles report, and the attached Corona Family Adjacent Parcel Summary, at Exhibit “C”.) The Coronas currently grow grapefruit on the Property as an interim agricultural use pending its subdivision and residential development.

The Wine Country Community Plan’s proposed Winery District development standards would result in a sudden and substantial downzoning of the Property to 1 residential unit per 10 acres and restrict land uses to other uneconomic uses out of character with the Property’s longstanding residential General Plan and zoning designations, and wholly different from the surrounding residential uses. The plan would have little effect on other land that was previously within the Citrus/Vineyard Policy Area, which the County established in 1989 as a “distinct area” to “preserve the rural lifestyle, wine-making atmosphere, and long-term viability of wine industry where such activities are occurring and that would protect such areas from incompatible uses”. (See, Riverside County Code of Ordinances Section 17.136.010; see also, Program EIR p. 4.10-13, and Riverside County General Plan, Citrus/Vineyard Policy Area section amended in 2006, Exhibit “D”.) However, *including the Corona Property within the Winery District would decimate the economic value of the Property, with losses exceeding \$2.2 to \$3.6 million.* (See Market Profiles report, Exhibit “C”.)

When the County began formulating the Wine Country Community Plan, the Coronas requested to be excluded from its boundary. However, the Coronas recently learned that the County included their Property in the Community Plan over their objection. Now, the County is arbitrarily denying the Coronas’ request to exclude the Property from the Community Plan. *This*

letter is submitted because of the County's continued arbitrary actions about the Coronas' Property, and the undisclosed and unmitigated environmental and economic impacts of the proposed Community Plan, including the exceptional economic effect that the plan's downzoning will have on the Coronas' Property.

The Coronas have expressed a willingness to work with the County to resolve their concerns while the winery concept is pursued. For example, an overlay that covers areas including the Corona Property that are outside of the existing C/V Policy Area, but are now proposed to be included within the Winery District, could permit either an Estate Density Residential (2 acre minimum lot size) or Winery District land use to be developed within the overlay area, depending on the desires of the landowner. Flexibility regarding options for development is required within such areas due to the existence of multiple, smaller acreage residential parcels, long-established development patterns, uncertainty as to the ultimate location and timing of infrastructure in such areas, and other factors that render development infeasible and inconsistent with neighboring properties under the proposed Winery District standards. Such a proposal is in line with the County's existing General Plan, which provides for Community Center overlay areas in the Highway 74/79 Policy Area of the Southwest Area Plan.

2. **INCLUDING THE CORONA PROPERTY IN THE WINERY DISTRICT IS CONTRARY TO APPROPRIATE PLANNING AND LAND USE CRITERIA.**

The Wine Country Community Plan proposes to include the Corona Property in the Winery District. The primary purpose of the Winery District is to "promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry;" and the secondary purpose is to "recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy." The Corona Property is located in an established residential area. It was never part of the Citrus/Vineyard Policy Area, "a distinct area" that the County established over 30 years ago, in 1989, to ensure continuation of the rural lifestyle and wine production in southwestern Riverside County. (See, Riverside County Code of Ordinances Section 17.136.010; Program EIR p. 4.10-13, and existing Riverside County General Plan, Citrus/Vineyard Policy Area section.) The Corona Property, and the surrounding residential area outside of the C/V Policy Area, was never included in the C/V Policy area and was always planned as a smaller-acre, estate residential development area. After 30 years of County-implemented planning policies, the Corona Property is simply unsuited for the commercial winery-related purposes of the proposed Wine Country Community Plan. Including the Property in the Winery District is a radical departure from the County's long-existing land use policies applicable to the Property.

Two prominent development consultants, Market Profiles and Markham Development Management Group ("MDMG"), evaluated the feasibility of developing the Property for either residential or winery uses under the Winery District policies and ordinances. Their reports, attached as **Exhibit "C"** and **Exhibit "E"**, both conclude that the Winery District designation would make it economically infeasible to develop the Property. Development of the Property for Winery Use would be cost-prohibitive for reasons including the following (see MDMG report at **Exhibit "E"**):

Lack of Suitable Access. The Property is remote to existing paved and publicly maintained roads, with the closest point of such access being DePortola Road to the south east.

Inadequate Commercial Water Service. The existing water main cannot service commercial winery structures of this nature and will need to be upsized and a second water line constructed from Monte De Oro along the Meng-Asbury Road alignment, approximately 1,500 feet, to meet standards for commercial structures.

Inadequate Commercial Sewer Service. Projects of this nature will exceed the 1,200 gallon per day limitation for septic and as a result will require a connection to a sanitary sewer. Eastern Municipal Water District ("EMWD") is in the process of designing and constructing sewer line in Rancho California Road, with a line proceeding eastward on Monte De Oro approximately 5,300 feet to Camino Del Vino. Service to the subject property would require extending the 8" sewer line another 4,200 feet to Meng-Asbury Road and a subsequent extension of 1,500 feet to serve all of the subject property.

Inadequate Commercial Electrical Service. A substantial upgrade from existing residential service standards to commercial service standards would be required through the extension of offsite above ground and/or underground distribution facilities.

Lack of Visibility. The Property, being remote from DePortola Road and even Monte De Oro, has little if any line of site visibility from these roads and subsequently would require substantial offsite signage to direct customers to the Property. Signage which is not prohibited by Ordinance 348.

Surrounding Land Use. The Property is surrounded on three sides by existing 2-, 2½-, or 5-acre lots with existing custom built, estate homes. One of the access routes, Meng-Asbury Road, has 11 homes, either taking access to Meng-Asbury Road or directly adjacent to the road that will have to be constructed. The Property is directly adjacent to 21 separate homes and/or lots. Additionally, there is an approved tentative map, TTM 33300, along the northern Property line which will result in an additional 22, 2-acre home sites. The introduction of incompatible uses such as wineries, special events and resorts in an established residential area outside of the existing C/V Policy area and in a rural setting, is contrary to the stated objective of the Wine Country Community Plan to coordinate growth in a manner that avoids future land use conflicts.

Site Development Constraints. The Property includes substantial elevation differences across the various parcels, highlighted by a series of ridgelines that cross the property from north east to south west and may become a design constraint. Creating pads suitable for commercial development and access will result in substantial grading.

The Winery District restrictions also would single out the Corona Property for discriminatory residential development standards different from the neighboring residential lots, and would not be feasible for reasons including the following (see Market Profiles report at **Exhibit "C"**):

Restrictive Number of Residential Lots. The Wine Country Community Plan's residential land use provisions would reduce the allowable density of the Corona Property from a range of 29 to 53 lots under the existing General Plan designation, to a maximum of 10 lots, for a loss of 19 to 43 lots.

Unmarketable Size of Residential Lots. The data indicates no measureable market for 10-acre single family residential lots. Over 85% of the existing and approved parcels surrounding the Coronas' Property are residential parcels under 5 acres in size. Clustering would be required to yield marketable lots in the range of 2½-5 acres.

Loss of Value. The Coronas would experience substantial and particularized loss, with the expected loss of Property value that would result from imposition of the Winery District standards ranging from approximately \$2.2 to \$3.6 million.

In addition to the loss of Property value estimated by the Market Profiles report, significant costs would be incurred to install vineyards on 75% of the Property (80 acres) in order to cluster as necessary to yield marketable 2½- to 5-acre residential lots. (See Proposed Winery Country Zoning Ordinance, Section 14.96(c), Clustered Development Standards.) These costs have not been disclosed by the County, but based upon Cost and Revenue Studies by U.C. Davis Agricultural and Resource Economics Department publications, the per acre costs in the initial year of establishing a vineyard could range from \$6,085 (Sacramento 2008) to \$38,647 (Napa 2012). (See, <http://coststudies.ucdavis.edu/current.php> (grapes/wine).)

At the very least, including the Corona Property in the Wine Country Community Plan would severely impact future uses of the Property and would interfere with the Coronas' reasonable investment-backed expectations. The Coronas processed a residential zone change application and dedicated a road through their property as required by the County-imposed conditions of approval of their Parcel Map. (See Exhibit "B".) For decades, the Coronas have been paying property taxes based on the Property's valuation under the existing R-A-2½ and R-A 5 zoning, and assessments under CSA 149 for road improvements and maintenance. They monitored surrounding land use approvals for consistency with their existing and approved land uses, and relied upon the County's repeated land use compatibility findings in approving land uses on the surrounding properties. (See Exhibits "F", "H", "I" and "J".)

Imposing the Winery District's obligations and restrictions on the Corona Property would render the Coronas' investments practically valueless for the foreseeable future. (See Exhibits "C" and "E".)

3. THE COUNTY HAS VIOLATED THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

A. *The Program EIR Failed to Identify and Analyze Significant Water Supply Impacts of the Wine Country Community Plan.*

The proposed Wine Country Community Plan and associated Zoning Ordinance include several provisions requiring the Coronas to set aside and plant 75% of their land as vineyards, as

a condition of any winery or residential uses on the remainder of the land. (See, for example, November 2011 Draft General Plan Policy SWAP 1.3; Wine Country Zoning Ordinance sections 14.96(c)(4), (d)(2).) These requirements effectively create a significant new agricultural irrigation water demand on commercial- and residential-zoned properties within the Wine Country Community Plan area.

Normally, development projects would be required to reduce water demands by means such as using Eastern Municipal Water District-supplied recycled water for irrigation, and planting drought-tolerant landscaping. However, all of the water demand that results from the 75% vineyard requirement must be supplied from Rancho California Water District's ("RCWD") potable water supplies because recycled water delivered by Eastern Municipal Water District is not suitable quality to irrigate vineyards due to the high salinity content and lack of rainfall necessary to leach the salts that accumulate in soil irrigated with recycled water. The Program EIR does not disclose this fact, but rather assumes the availability of recycled water to serve the Community Plan's increased water demands. (See, for example, Table 4-13.10; Mitigation Measure PSU Water-3.)

Also, the Wine Country Community Plan contemplates a significant increase in the number of wineries and commercial wine production, which requires several gallons of water for each gallon of wine produced.

The Program EIR's Technical Appendix H explains that RCWD has finalized and adopted its 2010 Urban Water Management Plan, but that the actual land use designations are not comparable to the water demand factors used by RCWD. Therefore, the increased water demands associated with the Wine Country Community Plan are estimated based on "GIS data provided by RCWD" in the geographic areas to be included in the Community Plan. However, the water demands of existing commercial- and residential-zoned properties within the Community Plan area do not currently include expansive vineyard irrigation on those same properties. Therefore, by basing water supply projections on current GIS data, it appears that the Program EIR may seriously underestimate the Community Plan's projected water demands and impacts on potable water supplies.

Unlike other General Plan projects, the Wine Country Community Plan and associated Wine Country Zoning Ordinance affirmatively impose a minimum 75% permanent vineyard maintenance requirement on defined properties as a condition of certain winery and residential land uses. (For affected parcels, see Wine Country Parcel Size Analysis at: <http://www.socalwinecountryplan.org/Outreach/AdvisoryCommitteeMeeting/tabid/92/Default.aspx>.) The Program EIR indicates a potential water demand increase of 10,336 acre-feet/year. Therefore, the Community Plan proposal falls within the definition of a "project" requiring preparation of a water supply assessment as part of the Program EIR. (Water Code section 10912(a)(7).)

The significant water consumption associated with irrigating the mandatory vineyards demands a more in-depth water supply assessment at the Program EIR stage. Instead, the Program EIR improperly defers analysis and mitigation of its water supply impacts and shifts the responsibility to applicants of "implementing projects" to "ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the

County's discretionary review process, and RCWD staff review." (See Mitigation Measure HYD-6.) In violation of CEQA's most basic requirements, this approach would result in piecemeal analysis of the Community Plan's water supply impacts and infrastructure construction requirements long after its policies and ordinances are enacted.

B. The Program EIR Failed to Include or Provide Access to Sufficient Technical Data to Permit Full Assessment of Significant Water Supply Impacts by the Public.

The Program EIR failed to include a sufficient summary of the data upon which it evaluated the Wine Country Community Plan's water demands, in violation of CEQA Guidelines § 15147. Exacerbating the problem, the Program EIR also failed to provide an adequate citation to enable the public to independently access the "GIS data provided by RCWD", in violation of CEQA Guidelines § 15148. We specifically requested that the County allow us to access the data two weeks ago, and have not yet been provided an opportunity to view it.

Without access to the data upon which the Program EIR bases its water resources impact analysis, we are unable to evaluate whether the Program EIR properly considered the potential environmental effect of the 75% vineyard requirement on water resources and water supplies.

4. THE COUNTY IS ACTING ARBITRARILY IN DENYING CORONAS' REQUEST TO EXCLUDE THE PROPERTY FROM THE WINE COUNTRY COMMUNITY PLAN AND WINERY DISTRICT.

After recently learning that the Corona Property had been included in the Wine Country Community Plan's Winery District, on May 23, 2012, Stephen Corona submitted a letter requesting that the County instead retain the Property's existing General Plan designation and zoning. The County responded by including the Corona's request, and 13 others, in the "District Boundary Modification Requests" found in Attachment D to the Planning Commission's July 25, 2012 Staff Report ("July 25 Staff Report"). The July 25 Staff Report catalogued these 14 requested boundary changes for consideration by the Planning Commission and recommended approval or denial for each one.

The County's arbitrary actions in connection with the Corona Property to date is illustrated by the July 25 Staff Report's unequal analysis and treatment of two of the requests to exclude properties from the Wine Country Community Plan and Winery District: the Coronas' request for exclusion, identified in the July 25 Staff Report as "Group N", and the request identified in the Staff Report as "Group L". Both of these modification requests involve properties located outside of the Citrus/Vineyard Policy Area. Both properties adjoin residential development and nearby wineries. Both properties are currently designated as Rural Community – Estate Density Residential, and both have R-A zoning classifications (with the Coronas' properties being R-A-2½ and R-A-5, and the Group "L" properties being R-A-5 and R-A-20). Both are located at the edges of the proposed Winery District boundary (the Coronas' Property to the east, and the Group "L" properties to the west).

The Staff Report recommends approving the Group L request for exclusion from the proposed Wine Country Community Plan and Winery District Boundary on grounds that the existing General Plan designation would allow those landowners to subdivide their properties into 2½ parcels per their desire. To the contrary, the Staff Report recommends denial of Coronas' request to exclude the Property from the Community Plan and retain its existing General Plan designation on grounds that "smaller lot residential subdivisions for [the Coronas' property] may result in creating future land use conflicts in and around this group". (See Attachment D to the July 25, 2012 Staff Report, Boundary Modification Requests, Group "L" and Group "N".)

Even if the County's position could be debated, the decision involves improper spot zoning. The Fourth District Court of Appeal recently reinforced the U.S. Supreme Court's determination that spot zoning occurs when zoning is "discriminatory," involving the arbitrary singling out of a particular parcel for different, less favorable treatment than neighboring ones. (*Avenida San Juan Partnership v. City of San Clemente* (2012) 201 Cal.App.4th 1256, 1268-69.) Such is the case here.

A. The County's Denial of the Coronas' Request for Exclusion Based on Lot Size is Contradicted by the Evidence.

For over 30 years, the County has made findings confirming that its approvals of surrounding land uses, General Plan designations, and zone changes are compatible with the Corona Property's existing General Plan designation and zoning. For example, on October 17, 2006, the Board of Supervisors approved Tentative Tract Map 33300, a 22-lot, 2-acre subdivision adjoining the Corona Property's northern boundary. (See **Exhibit "A"**.) In approving TTM 33300 and the related zone change, the Board approved findings and conclusions that the subdivision was consistent with the Corona Property's existing General Plan and zoning designations. (See **Exhibit "F"**, Staff Report for TTM 33300, pp. 1-3, and Environmental Assessment No. 40080 for TTM 33300, pp. 2-3.)

The County's denial of the Coronas' request for exclusion from the Wine Country Community Plan, which is based on its position that subdividing the Property as permitted under the existing General Plan designation and zoning may create future land use conflicts, is contrary to the long history of environmental analyses and land use conformity findings made by the Planning Commission and Board of Supervisors in approving land use applications in and around the Property. Over 85% of the existing and approved parcels surrounding the Coronas' Property are residential parcels under 5 acres in size, consistent with the Property's existing Estate Density Residential (2 acre minimum) designation. (See the Corona Family Adjacent Parcel Summary attached to the Market Profiles report, at **Exhibit "C"**.)

By comparison, the Group L properties are surrounded by much larger lots than their desired 2½-acre parcels. In fact, over half of the parcels surrounding the Group L properties are over 10 acres in size. (See Group L Adjacent Parcel Summary, **Exhibit "G"**.) Yet, the July 25 Staff Report approves the Group L request for exclusion from the Wine Country Community Plan in order to "allow these land-owners to subdivide their properties into 2.5 acre parcels per their desire."

The County's denial of the Coronas' request for exclusion based on lot size intentionally and arbitrarily treats the Coronas different from other similarly situated property owners.

B. The County's Denial of the Coronas' Request for Exclusion Based on its Proximity to Nearby Wineries is Contradicted by the Evidence.

The County recently issued approvals to three 10-acre wineries near the Corona Property that were caught operating illegally without a permit: Plot Plan Nos. 21893 [Frangipani], 22372 [Cougar], and 23896 [Masia de Yabar], identified as Existing Wineries 6, 12 and 18 on Exhibit 3.0-6 of the Wine Country Community Plan Program EIR. These are the only wineries in the vicinity of the Corona Property. All three winery sites are within the Citrus/Vineyard Policy Area. The Masia de Yabar Winery was operating out of an existing residence, while the other two were operating out of agricultural buildings. In each case, the County approved conclusions and findings that the winery use was compatible with the Corona Property's existing General Plan designation and zoning on the Corona Property. (See the County-approved Findings and Conclusions and the related Environmental Assessments for the referenced Plot Plans attached as **Exhibits "H", "I" and "J"**.)

Now, the County is proposing to downzone the Corona Property on grounds that subdividing and developing the Property as permitted under its existing General Plan designation and zoning may create land use conflicts with those same wineries. (July 25, 2012 Agenda Report, "Group N" – Exhibit B.) However, this conclusion is contradicted by the County's environmental analyses and land use conformity findings made as recently as last year in approving the nearby wineries.

Also, now that the nearby wineries are legal, the County treats them as "anchoring" the eastern boundary of the Wine Country Community Plan, and mischaracterizes the Corona Property as being "fairly in the middle of Wine Country". (See July 25, 2012 Planning Commission Hearing Video Disc of Staff Presentation discussing "Group N" boundary modification request at 1:50:52 – 1:52:00.) The Corona Property has not moved. Rather, it is the County that proposes to move the former "distinct" Citrus/Vineyard Policy Area boundary to engulf the Corona Property (see **Exhibit "A"**), based on nothing more than its arbitrary decree that maintaining the existing Estate Density Residential General Plan designation would create land use conflicts.

The County's denial of the Coronas' request for exclusion on grounds that their pre-existing residential land use designation is now considered to be an incompatible use with the recently permitted wineries contradicts the evidence and unfairly turns the tables on the Coronas. By including the Corona Property in the commercial/industrial Winery District and associated WC-W zone, the Coronas would be effectively foreclosed from enjoining or restraining any winery uses permitted within that same zone that may interfere with their quiet use and enjoyment of the Corona Property under its longstanding residential designation. (See Code Civil Proc. § 731a ["...no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein..."].) The County appears to

be creating a non-existent land use conflict in an attempt to justify imposing the Winery District designation on the established residential area within which the Corona Property is located.

5. THE COUNTY'S INCLUSION OF THE CORONA PROPERTY IN THE WINE COUNTRY COMMUNITY PLAN'S WINERY DISTRICT AMOUNTS TO AN UNCONSTITUTIONAL TAKING OF PRIVATE PROPERTY.

Private property may not be taken for public use without just compensation. (U.S. Const., 5th Amend.; Cal. Const., art. I, §19.) The purpose of the Takings Clause "is to prevent the government from forcing some people alone to bear public burdens which, in all fairness and justice, should be borne by the public as a whole." (*Palazzolo v. Rhode Island* (2001) 533 U.S. 606, 617-618.) Physical takings exist where government action requires an owner to endure a permanent physical invasion of property, no matter how minor. (*Loretto v. Teleprompter Manhattan CATV Corp.* (1982) 458 U.S. 419; *Lingle v. Chevron U.S.A* (2005) 544 U.S. 528, 538.) In addition to taking private property by physical invasion, taking also has been recognized where a regulation goes too far in restricting use of property. (*Penn. Coal Co. v. Mahon* (1922) 260 U.S. 393, 415.)

A. *The Wine Country Community Plan Goes Too Far in its Restriction of the Corona Property, Resulting in a Regulatory Taking.*

A regulation clearly goes "too far" when a public agency denies an owner all economically beneficial use of the land. (*Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003, 1015; *Long Beach Equities, Inc. v. County of Ventura* (1991) 231 Cal.App.3d 1016, 1029.) That does not mean, however, that a regulation depriving a property owner of less than all economically beneficial use would not amount to taking. Where a regulation deprives the owner of something short of all economically beneficial use, courts will consider the following factors: the (1) economic impact of the regulation on the claimant; (2) extent to which the regulation has interfered with distinct investment backed expectations; and (3) the character of the governmental action. (*Penn Central Transp. Co. v. City of New York*, (1978) 438 U.S. 104.)

As set forth above, the economic impact of, and extent to which the County's proposal will interfere with the Coronas' distinct investment backed expectations would be extreme. Given the surrounding uses of land, the character of the proposed action is also questionable.

As detailed in the attached reports from Market Profiles and MDMG, development of the Property consistent with the Wine Country – Winery Policy designation would not be economically feasible for several reasons. Among other things, the MDMG opinion notes the substantial costs necessary to construct the required onsite and offsite access roads, sewer lines, water lines, and electrical system, and the substantial grading, that all would be necessary to serve commercial winery uses on the Property. This opinion further expresses that the "introduction of incompatible uses such as wineries, special events and resorts in an established residential area outside of the existing C/V policy area and in a rural setting is contrary to the stated objective of the Wine Country Community Plan to coordinate growth in a manner that avoids future land use conflicts."

The Wine Country Community Plan is being created to "coordinate growth in a manner that avoids future land use conflicts." Yet the proposed winery use or ten-acre minimum

residential lot on the Corona Property both fail to bear a reasonable relationship to the goal of preserving the existing rural character of the area. The County's General Plan recognizes that zoning districts such as the Corona Property's existing zoning with a density range of two- to five-acre lot sizes provide a means of maintaining the rural character of lands. (See, for example, existing General Plan, Rural Community Estate Density Residential land use designation, Table LU-4, Figure LU-5, and the "Rural Community" section following Figure LU-5.) Similarly, the County's zoning code provides for the R-A Residential Agricultural zone, permitting two-acre to five-acre lots. (Riverside County Code of Ordinances Chapter 17.32.) Because a two-acre to five-acre minimum lot size is capable of achieving the County's goals of preserving the existing rural character of the community surrounding the Corona Property, the imposition of a more burdensome ten-acre minimum is clearly arbitrary, capricious, and unreasonable. In addition, the Corona Property is not part of the Citrus Vineyard Policy Area. To the extent the County desire to regulate additional properties to maintain the rural character and purpose of the Citrus Vineyard Policy Area, the protections are already there.

It is important to note that the economic impact of the Wine Country restrictions on the Corona Property also involve the construction of significant infrastructure improvements to accommodate the County's proposed changes. The Staff Report notes that in February 2012, EMWD prepared the "Temecula Valley Wine Country – Groundwater Quality Assessment Report," and found that the groundwater quality in the upper aquifer has exceeded the San Diego Regional Water Quality Control Board's Basin Plan Objective." As a result, it was determined that without sewer infrastructure, the Wine Country Community Plan Project cannot be realized. EMWD also prepared a "Wine Country (Sewer) Infrastructure Study" and stated the estimated cost for construction of the necessary sewer infrastructure is \$55 million. The Board has directed staff to condition projects that are located within the initial phases of the Sewer Infrastructure Study for sewer connection. Appendix H of the Program EIR says that the additional funding mechanisms currently being investigated include the use of a Community Facilities District, Community Service Area assessment or individual assessments on development projects as conditions of approval as part of the County's discretionary review process, which is the current practice.

This means that in addition to downzoning the Coronas' Property, restricting its development potential and value, and mandating that wine grapes be grown on the Property, the County will require the Property to contribute to the sewer infrastructure required for lands included within the Winery District. This requirement would not otherwise apply to the Property under its existing residential land use designation and zoning. (See County Code section 8.124.030.) The Market Profiles and MDMG studies evaluating the Winery District's economic and market effects on the Corona Property indicate that targeted properties are not likely to meet the loan to value ratio necessary to secure public financing, rendering the Wine Country Community Plan's required infrastructure infeasible.

Imposing the Winery District designation on the Corona Property amounts to a regulatory taking requiring payment of just compensation.

B. *The Wine Country Community Plan Will Result in a Physical Taking of the Corona Property.*

Onerous dedications of private property required in return for discretionary approvals are a physical taking. (*Lingle*, 544 U.S. at 538; *Nollan v. California Coastal Commission* (1987) 483 U.S. 825, 837; *Dolan v. City of Tigard* (1994) 512 U.S. 374, 391.) Here, at least two aspects of the County's proposal would require the Coronas to dedicate land for public use in violation of the Constitution.

First, the Community Plan imposes a minimum 20-foot wide Community Trail on the Corona Property. (See, November 21, 2011 Draft General Plan Circulation Element, p. C-1.), Incorporating the Property into the County's Community Trail System entitles the Coronas to just compensation. However, the County is attempting to avoid such liability by requiring the Coronas to process a zone change application, at which time the Coronas must "negotiate" the trail easement; that is, either accept the trail condition or risk denial of their requested land use. (See, November 21, 2011 Draft General Plan Policy C 16.3 ["Require that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system."])

Second, based upon real estate data provided by Rancon, there is no measurable market for 10-acre single family residential parcels. As a result, residential development within the Winery District would have to cluster in an attempt to obtain any level of marketability. Although the Wine Country Community Plan nominally provides for clustered residential development, the proposed Zoning Ordinance would unreasonably require properties in the Winery zone (WC-W), including the Corona Property, to set aside at least 75% of the net project area, and restrict that land for planting vineyards prior to map approval. Because the Corona Property is larger than 40 acres, the mandatory vineyard must be established by way of a separate legal lot dedicated in perpetuity to vineyard use with a deed restriction "or other conservation mechanism," and maintained in perpetuity by the property owner, a home owners association, or a County Service Area. (Sections 14.91(o); and 14.96(c)(4), (6) (8).) In other words, the provisions of the proposed zoning would force the Coronas to first set aside and convert 75% of their property to vineyard uses as a condition of developing marketable, residential lots on their remaining 25% Property of the type that already exists on over 85% of the surrounding residential lots.

The provisions require the planting and maintenance of vineyards for the public purpose of creating a Napa-like atmosphere for the benefit of area tourism regardless of normal, commercial agricultural considerations, such as:

- Labor cost and availability
- Agricultural water cost and availability
- Commodity prices
- Marketability
- Trade issues
- Union issues
- Input costs (e.g., worker's compensation rates, minimum wage, etc.)
- Foreign competition

- Government regulations (e.g., EPA restricting use of certain necessary pesticides)
- Death/illness/retirement of farmer (e.g., need for farming family to sell farm for highest value to another farmer. If the 5-year Certainty restriction is in effect, the vineyard land value would be significantly restricted, resulting in less money for surviving family members to live on, pay taxes and creditors, etc.)
- Lender and financing conditions for farm planning (year-to-year operating lines of credit and financing to obtain additional working and expansion capital on a need basis)
- Exotic pests (e.g., glassy-winged sharpshooter)
- Diseases (e.g., Pierce's Disease)
- Quarantines

In order to achieve the public purposes of the Winery District, the Winery District's 75% vineyard requirement (for example, to allow residential clustering) would severely reduce the value of the set-aside vineyard land by precluding its use for any other purpose or any other crop. Boundary changes could not be approved except under the severely limited conditions required to process a General Plan Foundation Component Amendment. (See November 2011 Draft General Plan, Policy SWAP 1.1; and existing General Plan, Chapter 10, Administration, Required and Optional Findings for Foundation Amendments.) Such an obligation imposed on the Corona Property mandates just compensation.

6. **THE COUNTY'S ACTIONS VIOLATE THE CORONAS' EQUAL PROTECTION RIGHTS.**

Under the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution, and the California Constitution, a state or municipality may not "deny to any person within its jurisdiction the equal protection of the laws." (U.S. Const., 14th Amend., § 1.) In plain terms, this means that the government is barred from intentionally and arbitrarily treating one group or individual different from others similarly situated. (*State Route 4 Bypass Authority v. Sup. Ct.* (2007) 153 Cal.App.4th 1546, 1563-65.) In this manner, the Equal Protection Clause functions as a safeguard against "wholly irrational policies that do not advance a legitimate state interest or that single out an unpopular group for discriminatory treatment." (*Id.* at p. 1565.)

Here, by requiring the Coronas to comply with development standards that the County does not impose on other similarly-situated properties, the County has intentionally "singled out" the Coronas for discriminatory treatment in violation of the Equal Protection Clause. (See *Village of Willowbrook v. Olech*, 528 U.S. 562, 564 (2000) [holding that a "class of one" may assert an equal protection claim].)

At its core, the Equal Protection Clause "is essentially a direction that all persons similarly situated should be treated alike." (*Cleburne v. Cleburne Living Center, Inc.*, 473 U.S. 432, 439 (1985).) The United States Supreme Court has held that an equal protection violation will lie where an individual has been intentionally treated differently from others similarly situated, and there is no rational basis for the seemingly arbitrary difference in treatment. (*Village of Willowbrook, supra*, 528 U.S. at p. 564.)

As such, a valid equal protection claim contains the following essential elements: (1) plaintiff was treated differently from other similarly situated persons; (2) the difference in treatment was intentional; and (3) there was no rational basis for the difference in treatment. (*Genesis Environmental Services v. San Joaquin Valley Unified Air Pollution Control District* (2003) 113 Cal.App.4th 597, 605.) In *Village of Willowbrook, supra*, the United States Supreme Court held that a homeowner could properly assert a claim under the Equal Protection Clause where, as a condition for connecting the homeowner's property to a municipal water supply, a Village had required the homeowner to grant it a much larger easement (33 feet) than that required of other similar property owners (15 feet) seeking access to the water supply. (528 U.S. at p. 565.) The homeowners' suit alleged that the 33-foot easement demand was arbitrary, irrational, and intended as retaliation for the homeowners' previous filing of an unrelated, successful lawsuit against the Village. (*Id.* at p. 563.)

Here, the County is proposing to require the Coronas to comply with stringent land use and development standards of the Winery (WC-W) zone that the County has not imposed on other similarly-situated properties. Moreover, in imposing these additional requirements, the County has, among other things, intentionally mischaracterized the Property and surrounding land uses, and contradicted prior land use consistency findings made by the Planning Commission and Board of Supervisors in legalizing the nearby unpermitted wineries. The County has selectively exempted and excluded other properties from some or all of the stringent requirements of the Winery (WC-W) zone, including the Group "L" properties, the three nearby wineries that the County recently legalized, and all tentative tract maps. (See, for example, proposed Wine Country Zoning Ordinance Sections 14.96(b), (e); and 8/22/12 Planning Commission Staff Report.) As discussed above, the County also has arbitrarily applied different standards to exempt or exclude similarly-situated properties from the Winery District while denying the Coronas' request to be excluded from the Wine Country Community Plan boundary.

7. THE COUNTY'S ACTIONS VIOLATE THE CORONAS' DUE PROCESS RIGHTS.

The County's failure to provide relevant information regarding the Property and surrounding land violated the Coronas' Constitutionally-protected substantive and procedural due process rights by: (1) withholding information from the Planning Commissioners and affected public that is contrary to staff's recommendation for denial of the Coronas' request to be excluded from the Wine Country Community Plan's boundary; and (2) denying the Coronas an adequate opportunity to respond to arguments and incorrect information included in the Staff Reports and related documents prior to and during the hearings before the Planning Commission.

8. THE COUNTY'S ACTIONS VIOLATE THE CORONAS' CIVIL RIGHTS.

The County, acting under the color of State law, is violating the Coronas' civil rights under the United States and California Constitutions, and 42 U.S.C. section 1983, by depriving the Coronas of the following federal Constitutional protections, any one of which is sufficient to claim a violation of the Coronas' civil rights: (1) substantive due process rights guaranteed by the Fourteenth Amendment; (2) Fifth Amendment by taking the Coronas' private property without just compensation; (3) right to procedural due process; and (4) equal protection rights guaranteed by the Fourteenth Amendment.

9. **CONCLUSION.**

No legitimate planning purpose is served by including the Coronas' residential Property in the Wine Country Community Plan. We request that the County approve Coronas' request for exclusion from the Community Plan boundary. We also request that the County properly disclose, analyze and mitigate the plan's potential significant adverse impacts on potable water supplies.

Attached Exhibits:

- A. Aerial Map of Corona Property and Surrounding Area
- B. Information on Corona Property Parcel Map 18139 and Change of Zone Case No. 3696, including:
 - Riverside County Planning Department Staff Report dated May 26, 1982 for Coronas' Change of Zone Case No. 3696
 - Tentative Parcel Map 18139 Conditions of Approval
 - Assessor's Map Page 941-16
- C. August 14, 2012 report by Market Profiles, with enclosures:
 - Corona Family Adjacent Parcel Summary
 - Corona Family Zoning Density Summary
 - Temecula area land sales
 - Resume of Boyd D. Martin, CEO
 - Resume of Ron Freeman, Principal
- D. Riverside County General Plan, showing 2006 revisions to Citrus/Vineyard Policy Area
- E. August 2012 report by Markham Development Management Group, Inc.
- F. Information Regarding TTM 33300 and Related Zone Change, including:
 - March 27, 2007 letter confirming Board of Supervisors approval
 - September 12, 2006 Submittal to Board of Supervisors
 - July 12, 2006 Planning Commission Minute Order
 - July 12, 2006 Planning Department Staff Report
 - TTM 33300 Title/Grading Sheet
 - Initial Study for TTM 33300 and related Change of Zone No. 7130
 - Conditions of Approval for Tract 33300
 - County GIS print-out for Tentative Tract 33300
- G. "Group L" Adjacent Parcel Summary

- H. Plot Plan No. 21893 [Frangipani Winery] Information, including:
- February 18, 2010 letter confirming Planning Director approval
 - November 2, 2009 Staff Report Addendum and Staff Report
 - October 19, 2009 Staff Report
 - October 5, 2009 Staff Report
 - Initial Study for Plot Plan No. 21893
- I. Plot Plan No. 22372 [Cougar], including:
- August 14, 2008 letter confirming approval of project and final conditions
 - April 1, 2008 letters confirming approval
 - March 11, 2008 letter confirming Planning Commission's denial of appeal
 - March 7, 2008 letter confirming Planning Commission's denial of appeal and approval of revised conditions
 - March 5, 2008 Staff Report
 - January 28, 2008 letter confirming Planning Director's approval
 - January 28, 2008 letter from Temecula Valley Winegrowers Association
 - January 2008 letters in opposition to plot plan
- J. Plot Plan No. 23896 [Masia de Yabar] Information, including:
- August 2, 2011 letter confirming Board of Supervisors upholding Coronas' appeal and approving project
 - June 7, 2011 Submittal to the Board of Supervisors regarding Coronas' Appeal of Plot Plan
 - June 14, 2011 Staff Report Addendum
 - April 26, 2011 Staff Report recommending denial of Coronas' Appeal
 - January 20, 2011 Application for Appeal by the Coronas
 - August 2, 2010 Staff Report
 - Initial Study for Plot Plan No. 23896



LEGEND

EXISTING CITRUS VINEYARD

POLICY AREA



MCMG
 METRO CITY MANAGEMENT GROUP
 10000 WILSON BLVD, SUITE 100
 LOS ANGELES, CA 90024
 TEL: 310.440.1000
 WWW.MCMG.COM



BOARD TRANSMITTAL

RECEIVED

JUN 19 1982

JAMES P. MCGOLDRICK
CONSULTING ENGINEER

TO: Board of Supervisors
FROM: Planning Department
DATE: June 8, 1982

SUBJECT: CHANGE OF ZONE CASE NO: 3696 Rancho California Area
Temecula Investment Company Third Supervisorial District
R-R to R-A-2½ & R-A-5, 112.8 acres E.A. No. 16028

BACKGROUND:

Pursuant to the State Planning and Zoning Law, the Planning Commission held a public hearing on May 26, 1982 to consider adoption of the Negative Declaration for E.A. No. 16028 in conjunction with the applicant's request for a change of zone from R-R to R-A-2½ and R-A-5.

This request was submitted in compliance with the Conditions of Approval of Parcel Map 18139 which is a Schedule I map approved by the Planning Director on December 11, 1981. The mixed zoning is requested to allow sensitivity to site topography and compliance with the Development Guidelines for the Rancho California Study Area which requires 5 acre minimum lot sizes adjacent to adjoining Agricultural Preserves.

The Planning Commission found that the proposed zoning would be consistent with the Rancho California General Plan; consistent and compatible with Area Development; and compatible with the topography of the site.

RECOMMENDATION:

The Planning Commission and Staff recommend adoption of the Negative Declaration for E.A. No. 16028 and APPROVAL of Change of Zone Case No. 3696 from R-R to R-A-2½ and R-A-5 in accordance with Exhibit 2, based on the above findings.

Aleta Rohlehr, AICP, Supervising Planner ^{AR} JB:klr

PREPARED BY

Patricia Nemeth

PATRICIA NEMETH, A.I.C.P., DIRECTOR

CC: CLERK OF THE BOARD (6 COPIES)
COUNTY COUNSEL
PLANNING DEPT. (2 COPIES)

Zoning Area: Rancho California
 Supervisorial District: Third
 E.A. No. 16028

CHANGE OF ZONE CASE NO: 3696
 Planning Commission: May 26, 1982
 Agenda Item: 18

AR

RIVERSIDE COUNTY PLANNING DEPARTMENT
 STAFF REPORT

FACTS:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Applicant:
 2. Type of Request:
 3. Location:</p> | <p>Temecula Investment Company
 Change of Zone R-R to R-A-2½ & R-A-5
 West of De Portola Road, north of Monte
 De Oro, Section 20, 29, 30 T7S R1W</p> |
| <p>4. Parcel Size:
 5. Existing Roads:
 6. Existing Land Use:
 7. Surrounding Land Use:</p> | <p>112.83
 De Portola, Monte De Oro & access Road:
 Vacant
 North, West, South - scattered residential
 Southeast - 2½ acre residential develop</p> |
| <p>8. Existing Zoning:
 9. Surrounding Zoning:</p> | <p>R-R
 North-R-R; West-R-A-5; South-R-R; East-
 A-1-10, R-A-2½, R-A-5</p> |
| <p>10. General Plan Elements:
 (Rancho California)</p> | <p><u>LAND USE:</u> Open Space and Other Agriculture
 <u>OPEN SPACE:</u> Agriculture
 <u>CIRCULATION:</u> De Portola 110' arterial</p> |
| <p>11. Agency Recommendations:</p> | <p><u>ROAD:</u> No comment
 <u>FLOOD:</u> Appears to be compatible with
 R-A-2½ & R-A-5 zoning
 <u>LAND USE:</u> No objection
 <u>HEALTH:</u> No objection, conditions on
 Parcel Map 18134
 <u>FIRE:</u> Will require schedule "B" protec</p> |
| <p>12. Letters</p> | <p>None for or against</p> |

ANALYSIS

The applicant is requesting a change of zone from R-R to R-A-2½ and R-A-5 on 112.83 acres in the Glen Oaks area of Rancho California. The site is located to the west of De Portola Road and North of Monte De Oro Road and will gain access via Ming Asbury Road. The application has been filed as a condition of approval for Parcel Map 18139 which was approved by the Planning Director on December 11, 1981.

This site is designated as Open Space and Other Agriculture Land (1 du/2½ac) by the Rancho California General Plan. The Open Space Element designates the area as Agriculture. The area to north, west and south of the site is developed with various sized lots of 2½ acres and larger with scattered residential uses. Between the site and De Portola Road to the southeast is a portion of Rancho California Agricultural Preserve No. 1 (map 502). East of De Portola Road is the Glen Oak Hills Association which is a residential development of 2½ acres or larger lots.

CHANGE OF ZONE CASE NO: 3696
Staff Report
Page -2-

The subject property is presently zoned R-R while the area to the northwest and south is a mixture of the R-R, R-A-2½, R-A-5, A-1-10 and A-1-20 zones as shown on Exhibit 2. The Agriculture Preserve is zoned A-1-10 and the area east of De Portola Road is zone R-A-2½. The proposed zoning would place the R-A-5 zone on parcel 4 of Parcel Map 18139 which is the northern portion of the site containing the steepest topography and on parcels 1 and 5 which are adjacent to the Agricultural Preserve in accordance with the Development Guidelines for the Rancho California Study Area (adopted by the Board of Supervisors on April 3, 1979). Parcels 2 and 3 would be zoned R-A-2½. The R-A-2½ zone would contain approximately 42 acres and the R-A-5 would contain 71 acres.

The site is predominately a flat plateau with watercourses on the northern and southern boundaries and two drainage courses on the interior. The topography is suitable for the proposed zoning.

The County Fire Department will require schedule "B" Fire Protection if further break down of this site occurs. Water service is available to the site but no sewer service is available at this time.

FINDINGS

The R-A-2½ and R-A-5 zones would be consistent with the Conditions of Approval of Parcel Map 18139 and with the Rancho California General Plan. These zones would also be compatible with the topography and the existing area development. All environmental concerns can be mitigated at the construction stage or through the Conditions of Approval for Parcel Map 18139.

RECOMMENDATION

Adoption of the Negative Declaration for E.A. No. 16028. The Planning Department has found that approval of the proposed project will not have a significant effect on the environment and has completed a negative declaration.

AND:

APPROVAL of Change of Zone Case No. 3696 from R-R to R-A-2½ and R-A-5 in accordance with Exhibit 2, based on the following findings:

1. The proposed zoning is consistent with the Rancho California General Plan.
2. The proposed zoning is consistent and compatible with area development.
3. The proposed zoning is compatible with the topography of the site.

JB:ks
5-14-82

RIVERSIDE COUNTY LAND DIVISION COMMITTEE
PARCEL MAP CONDITIONS OF APPROVALTENTATIVE PARCEL MAP NO. 18139, Amd. #1

The tentative parcel map shall conform to the requirements of Ordinance 460, Schedule I unless modified by the conditions listed below. This approved tentative parcel map will expire two years after the approval date of 12-11-81 unless extended as provided by Ordinance 460.

1. The final map shall be prepared by a registered civil engineer or licensed land surveyor subject to all the requirements of the State of California Subdivision Map Act, Riverside County Subdivision Ordinance 460.
2. All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the County Road Commissioner. Street names shall be subject to approval of the Road Commissioner.
3. Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if within the land division boundary. All offers of dedication shall provide for non-exclusive public road and utility access. All easements, offers of dedication and conveyances shall be submitted and recorded as directed by the Riverside County Surveyor.
4. Legal access as required by Ordinance 460 shall be provided from the parcel map boundary to a County maintained road.
5. All delinquent property taxes shall be paid prior to recordation of the final map.
6. Prior to any grading, a Grading Plan in compliance with the Uniform Building Code, Chapter 70, as amended by Ordinance 457, shall be submitted to the County Department of Building and Safety.
7. The subdivider shall comply with the environmental health recommendations outlined in the County Health Department's transmittal dated, Sept. 22, 1981 (a copy of which is attached).
8. The subdivider shall comply with the flood control recommendations outlined in the Riverside County Flood Control District's letter dated, Oct. 7, 1981 (a copy of which is attached). If the land division lies within an adopted flood control drainage area pursuant to Section 10.25 of Riverside County Land Division Ordinance 460, appropriate fees for the construction of area drainage facilities shall be collected by the Road Commissioner prior to recordation of the final map or waiver of parcel map.
9. The subdivider shall comply with the street improvement recommendations outlined in the County Road Department's letter dated, Dec. 7, 1981 (a copy of which is attached).
10. Fire protection shall be provided in accordance with schedule I of Ordinance 460 and/or 546. If the subdivider wishes to propose the use of water tanks in lieu of the designated schedule of fire protection clearance shall be obtained from the County Fire Marshall prior to the issuance of building permits.

PARCEL MAP NO. 18139, Amd. #1
Conditions of Approval
Page -2-

11. In accordance with the written request of the landdivider to the County of Riverside, a copy of which is on file, and in furtherance of the agreement between the landdivider and the Elsinore Union High School District, no building permits shall be issued by the County of Riverside for any parcels within the subject parcel map until the landdivider, or the landdivider's successors or assignees, provides evidence of compliance with the terms of said agreement between the landdivider and the School District.
12. Grading plans shall conform to Board adopted Hillside Development Standards: All cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increased slope ratio (e.g. 3:1), retaining walls, and/or slope planting combined with irrigation. All drive-ways shall not exceed a 15% grade.
13. All lots created by this land division shall have a minimum area of 20 acres gross.
14. Prior to recordation of the final map a change of zone application shall be filed with the Planning Department to establish appropriate zoning for the subject property.

PAM/kls
11-23-81



Market Profiles

Real Estate Research and Consultants for over 40 years

August 14, 2012

Mrs. Mary Corona
Mr. Stephen Corona
Corona Family Limited Partnership
43915 Coronado
Temecula, CA 92592

RE: Corona Family Limited Partnership Property Review

The Corona Family property in Temecula is an approximately 112 acre site. It consists of 6 separate parcels totaling 107.64 acres and one roadway through a portion of the property. The property is currently planted with citrus trees and is an operating orchard.

While the land is operated agriculturally, the property zoning carries a mix of allowable residential densities, providing for the land to be developed as a number of single family residential lots. Approximately 40% of the property is zoned R-A-2.5, allowing for single family residential lots of minimum 2.5 acres. The remaining portion of the property is zoned R-A-5, allowing for single family residential lots of minimum 5 acres. More recently, the County's General Plan was amended to designate the property as Estate Density Residential, with a minimum lot size of 2 acres. In calculating the allowable density for this site, the results produce a yield in the range of 29 to 53 lots for development.

Currently, the property is being considered by County of Riverside officials for a change in residential land use, as part of the proposed adoption of an overall growth control measure called the Temecula Valley Wine Country Policy Area, promoting the creation of wineries and reducing the overall build out residential density for the area. The proposed residential land use change for the Corona property would create a 10 acre minimum lot size for single family residential lots. In conjunction with this lot size

change, the County plan will require the implementation of vineyards on 75% of the Corona property as a condition of lot development as necessary to congregate allowable density into a smaller area of the site, resulting in an expected lot size similar to the range of lot sizes now permitted by the current property zoning.

Using the 10 acre minimum lot size criteria, the maximum lot yield that can be expected for the overall Corona property is 10. Therefore, the proposed County land use change will result in the Corona property losing at least 19 and as many as 43 single family for development. Since the lot sizes under each of the previously mentioned development scenarios would be roughly the same range, it can be inferred that the loss of residential density results in a direct loss of economic opportunity for the Corona property. Included with this report is a table that calculates the anticipated economic loss from this density reduction.

In order to determine the loss calculated, we looked at the data on land sales for the area in two different ways. First, we looked at recent sales of vacant residential parcels in the area, via data provided by real estate group Rancon. The sales period dates back to 2011, allowing for a near term review of value. The table summarizing these sales is included in the report. The results of these sales were averaged to come to a reasonable short term interpretation of lot value. The average single family vacant residential lot sale price was \$31,200.57 per acre.

Next, we analyzed data on vacant land sales from MLS records provided over a historical setting. All parcels reviewed were zoned Vacant-Residential or Vacant-Other, per MLS data. The table summarizing the sales is included in this report. The results of these sales were averaged to come to a reasonable overall interpretation of lot value. The average single family vacant residential lot sale price was \$40,662.09 per acre.

It also should be noted that the Rancon data has indicated no measurable market for 10 acre single family residential parcels appears to exist. The normal market sale of single family residential lots in the overall area is 2 to 5 acres. The additional acreage included in a lot used for single family development provides no value to a sale. It

therefore is assumed that 10 acre single family residential parcels carry no additional value in the market currently.

To determine the negative economic impact of this proposed lot loss, we took the average acreage of the 29 to 53 single family residential lots the Corona property would generate under the current zoning scenario and multiplied it by the number of lots expected to be lost through adoption of the proposed zone change. This results in a loss of 70.3+ acres of single family residential lots for the Corona property. Multiplying this acreage times the near term sales price per acre and the historical sales price per acre in our two market reviews results in a range of expected loss from approximately \$2,200,000.00 to \$3,600,000.00. In addition to this anticipated revenue loss, costs to remove the existing citrus operations and to plant vineyards per the proposed policy plan would also negatively impact the economic expectations of the Corona property. These costs remain to be calculated at this time, but are identified herein for purposes of notification. It should be noted that the values are based on current or recent transactions and not those of more normal markets. During the boom years land was typically valued at \$100,000 to \$150,000 per residential zoned acre.

In summary, the Corona property will suffer substantial economic harm if the proposed General Plan amendment is approved for the site, and should not be allowed to be implemented without compensation to the Coronas for the loss.

Sincerely,

MARKET PROFILES INC.



Boyd D. Martin

CEO



Ron Freeman

Principal

Corona Family Orchard Adjacent Parcel Summary

Assessor's Parcel Number	Acreage	Zoning	Acreage w/o APN 941-180-032
941-090-002	9.96	C/V	9.96
941-090-004	9.62	C/V	9.62
941-090-005	4.88	C/V	4.88
941-090-006	14.94	C/V	14.94
941-090-007	8.66	C/V	8.66
941-100-002	9.21	C/V	9.21
941-100-006	10.52	C/V	10.52
941-100-015	7.6	C/V	7.6
941-100-016	1.64	C/V	1.64
941-100-017	9.2	C/V	9.2
941-120-013	9.99	R-R	9.99
941-120-014	2.31	R-R	2.31
941-120-015	2.37	R-R	2.37
941-120-016	2.35	R-R	2.35
941-120-017	2.51	R-R	2.51
941-120-018	4.17	R-R	4.17
941-120-019	3.39	R-R	3.39
941-120-020	2.91	R-R	2.91
941-120-021	3.68	R-R	3.68
941-120-022	2.59	R-R	2.59
941-120-023	2.73	R-R	2.73
941-120-024	3.6	R-R	3.6
941-130			
TTM 33300 Lot 1	2.75	R-A-2	2.75
TTM 33300 Lot 2	2.59	R-A-2	2.59
TTM 33300 Lot 3	2.75	R-A-2	2.75
TTM 33300 Lot 4	2.52	R-A-2	2.52
TTM 33300 Lot 5	2.4	R-A-2	2.4
TTM 33300 Lot 6	2.4	R-A-2	2.4
TTM 33300 Lot 7	3.09	R-A-2	3.09
TTM 33300 Lot 8	2.05	R-A-2	2.05
TTM 33300 Lot 9	2.04	R-A-2	2.04
TTM 33300 Lot 10	2.06	R-A-2	2.06
TTM 33300 Lot 11	2.19	R-A-2	2.19
TTM 33300 Lot 12	2.1	R-A-2	2.1
TTM 33300 Lot 13	2.63	R-A-2	2.63
TTM 33300 Lot 14	2.26	R-A-2	2.26
TTM 33300 Lot 15	2	R-A-2	2
TTM 33300 Lot 16	2.05	R-A-2	2.05
TTM 33300 Lot 17	2	R-A-2	2
TTM 33300 Lot 18	2	R-A-2	2
TTM 33300 Lot 19	2.14	R-A-2	2.14
TTM 33300 Lot 20	2.05	R-A-2	2.05
TTM 33300 Lot 21	2.14	R-A-2	2.14

Corona Family Orchard Adjacent Parcel Summary

TTM 33300 Lot 22	2.53	R-A-2	2.53
941-150-017	4.98	R-A-5	4.98
941-150-018	4.95	R-A-5	4.95
941-150-019	4.64	R-A-5	4.64
941-150-020	4.61	R-A-5	4.61
941-150-021	4.76	R-A-5	4.76
941-150-022	4.66	R-A-5	4.66
941-150-023	4.75	R-A-5	4.75
941-150-024	4.61	R-A-5	4.61
941-150-025	4.98	R-A-5	4.98
941-150-026	4.97	R-A-5	4.97
941-150-027	4.45	R-A-5	4.45
941-150-028	4.34	R-A-5	4.34
941-150-029	4.72	R-A-5	4.72
941-150-030	4.81	R-A-5	4.81
941-150-031	4.89	R-A-5	4.89
941-150-032	4.96	R-A-5	4.96
941-170-006	9.9	C/V-10	9.9
941-170-007	9.49	C/V-10	9.49
941-170-008	9.54	C/V-10	9.54
941-170-009	9.9	C/V-10	9.9
941-180-019	2.46	R-R	2.46
941-180-020	3.01	R-R	3.01
941-180-021	2.92	R-R	2.92
941-180-023	3.21	R-R	3.21
941-180-027	2.79	R-R	2.79
941-180-028	2.8	R-R	2.8
941-180-029	3.4	R-R	3.4
941-180-030	3.29	R-R	3.29
941-180-031	3.02	R-R	3.02
941-180-032	42.63	C/V-10	
941-180-033	2.23	R-R	2.23
941-180-034	2.46	R-R	2.46
941-180-035	2.46	R-R	2.46
941-180-036	2.91	R-R	2.91
941-180-037	2.51	R-R	2.51
941-180-038	2.47	R-R	2.47
941-190-016	1.87	R-R	1.87
941-190-017	2.1	R-R	2.1
941-190-018	2.45	R-R	2.45
941-190-019	2.21	R-R	2.21
941-190-024	2.52	R-R	2.52
941-190-025	2.31	R-R	2.31
941-190-026	4.24	R-R	4.24
941-190-027	2.26	R-R	2.26

Corona Family Orchard Adjacent Parcel Summary

941-190-030	4.43	R-A-5	4.43
941-190-031	4.87	R-A-5	4.87
941-190-032	4.92	R-A-5	4.92
941-190-033	4.7	R-A-5	4.7
941-190-034	4.44	R-A-5	4.44
941-190-035	4.6	R-A-5	4.6
941-190-036	4.9	R-A-5	4.9
941-190-037	4.81	R-A-5	4.81
941-190-038	2.27	R-R	2.27
941-190-039	2.45	R-R	2.45
941-190-040	1.96	R-R	1.96
941-190-041	3.19	R-A-2.5	3.19
941-190-044	1.98	R-A-2.5	1.98
941-190-046	3.6	R-A-2.5	3.6
Average Parcel Size in Acres	4.43		4.05
Percentage of Parcels < 10 AC	97.1		98.0
Percentage of Parcels > 10 AC	2.9		2.0
Percentage of Parcels < 5 AC	86.27		87.13
Percentage of Parcels > 5 AC	13.73		12.87
Percentage of Parcels < 2.5 AC	33.33		33.66
Percentage of Parcels > 2.5 AC	66.67		66.34
Note 1: TTM 33300 is a subdivision of APN's 941-130-005 through 008.			
Note 2: All R-A-5 Parcels listed show acreages of less than the 5 acre requirement of said zoning designation.			
Note 3: The average parcel size includes a 42.63 acre site as a single parcel, and skews the calculation upward. The zoning designation for this site is CV-10. A separate tabulation is included to show parcel percentages applicable when removing this parcel from the calculation.			
Note 4: APN 941-090-002 is noted to contain "Residential 2 or 3 Units" (Source: County Use Code line from MLS Property Detail Report on subject APN), and thus could be considered to reduce the acreage of said parcel to a smaller amount for each unit. This would skew the average parcel size downward if entered as such.			
Note 5: Zoning designations taken from MLS data records, not verified with County of Riverside Planning Department.			
Note 6: APN 941-100-002 is Plot Plan 23896, legalizing residence that had been converted into a winery/tasting room (Masia de Yabar).			
Note 7: APN 941-170-006 is Plot Plan 21893, legalizing unpermitted winery/tasting room (Frangipani Winery).			
Note 8: APN 941-170-007 is Plot Plan 22372, legalizing storage/production building that had been converted into a tasting room (Cougar Winery).			

Additional Costs							
Orchard Removal	TBD	Vineyard Planting	TBD				

Note 1: Available Single Family Residential Lots per zoning type are rounded down to the nearest whole number, to account for loss of acres not comprising a minimum size lot for each zoning classification.

Note 2: Orchard Removal costs are to be calculated in the future.

Note 3: Vineyard Planting costs are to be calculated in the future.

Parcel Address	Lot SF	Parcel/Acreage	Sales Price	Price Per Acre	Price Per SF
0 Linda Via, Temecula	182,081	4.18	\$ 90,000.00	\$ 21,531.08	\$ 0.49
0 Calle Bella Loma, Temecula 92592	223,027	5.12	\$ 109,900.00	\$ 21,464.86	\$ 0.49
34995 Via Del Ponte, Temecula 92592	204,732	4.70	\$ 175,000.00	\$ 37,234.04	\$ 0.85
0 Los Nogales, Temecula 92591	209,959	4.82	\$ 149,900.00	\$ 31,099.61	\$ 0.71
0 De Portola Road/Avenida Chica, Temecula	168,577	3.87	\$ 147,000.00	\$ 37,984.54	\$ 0.87
0 Vino Way, Temecula 92591	97,138	2.23	\$ 165,000.00	\$ 73,991.64	\$ 1.70
0 Madera De Playa Road, Temecula	214,750	4.93	\$ 160,000.00	\$ 32,454.48	\$ 0.75
34775 Pauba Road, Temecula 92592	217,800	5.00	\$ 145,000.00	\$ 29,000.00	\$ 0.67
127 Linda Rosea, Temecula	256,132	5.88	\$ 135,000.00	\$ 22,959.26	\$ 0.53
0 Mesa Road, Temecula 92592	217,800	5.00	\$ 150,000.00	\$ 30,000.00	\$ 0.69
Averages	199,200	4.57	\$ 142,680.00	\$ 31,200.57	\$ 0.72

Temecula Vacant Comp Land Sales

Comp #	APN	Parcel Use	Parcel/Acreage	Sales Price	Price Per Acre	Sale Date
1	941-080-025	V-O	3.19	\$ 121,000.00	\$ 37,931.03	4/30/09
2	941-080-045	V-R	3.1	\$ 250,000.00	\$ 80,645.16	5/25/06
3	941-090-005	V-R	4.88	\$ 485,000.00	\$ 99,385.25	12/14/05
4	941-090-006	V-R				9/1/07
5	941-100-016	V-R				2/27/08
6	941-110-022	V-O				9/1/82
7	941-110-029	V-R				1/1/08
8	941-110-030	V-R				1/1/08
9	941-110-031	V-R				1/1/08
10	941-110-032	V-R				1/1/08
11	941-120-014	V-R	2.31	\$ 79,000.00	\$ 34,199.13	5/13/99
12	941-130-005	V-O	47.58	\$ 2,861,000.00	\$ 60,130.31	7/3/07
13	941-130-006	V-O				5/18/05
14	941-130-007	V-O				5/18/05
15	941-130-008	V-O				5/18/05
16	941-140-001	V-R	11.94	\$ 74,500.00	\$ 6,239.53	2/28/89
17	941-150-026	V-O	4.97	\$ 97,000.00	\$ 19,517.10	3/22/95
18	941-150-029	V-R	4.72	\$ 68,000.00	\$ 14,406.78	3/17/98
19	941-160-002	V-R				7/1/82
20	941-160-006	V-R	29.57	\$ 100,000.00	\$ 3,381.81	5/19/00
21	941-180-031	V-O	3.02	\$ 180,000.00	\$ 59,602.65	5/17/05

Temecula Vacant Comp Land Sales

22	941-190-025	V-R							9/1/01
23	941-190-027	V-O	2.26	\$	58,000.00	\$	25,663.72		7/18/97
24	941-190-038	V-R							9/1/01
25	941-190-040	V-O	1.96	\$	47,000.00	\$	23,979.59		7/22/97
26	941-200-006	V-O	3.02	\$	165,000.00	\$	54,635.76		8/11/09
27	941-200-020	V-O							1/1/95
28	941-200-021	V-O							1/1/95
29	941-200-022	V-O							1/1/95
30	941-210-032	V-O							7/1/87
31	942-020-004	V-O	2.39	\$	43,000.00	\$	17,991.63		9/1/82
32	942-030-001	V-O	6.74	\$	246,000.00	\$	36,498.52		3/26/91
33	942-030-003	V-O							3/26/91
34	942-030-004	V-O							10/9/03
35	942-030-005	V-R	5.74	\$	190,000.00	\$	33,101.05		5/3/06
36	942-040-003	V-O							6/1/10
37	942-070-034	V-O							2/1/93
38	942-080-024	V-O	5.27	\$	570,000.00	\$	108,159.39		8/6/10
39	942-080-026	V-R	2.2	\$	51,000.00	\$	23,181.82		3/1/89
40	942-080-040	V-R	9.03	\$	572,400.00	\$	63,388.70		3/12/10
41	942-080-041	V-R							3/12/10
42	942-090-001	V-O							8/1/81
	Averages		8.10	\$	329,363.16	\$	40,664.76		

1. The average sales price for recently sold vacant acreage in the Temecula area, from MLS record information provided by Real Estate Brokerage Firm Rancon, indicates a value per acre of \$31,200.57. The average parcel size of these sales is 4.57 acres. The range of parcel sizes in this review goes from a low of 2.23 acres to 5.88 acres. This size range is consistent with the expected lot sizes currently allowed via the zoning designations for the Corona Family parcels.
2. No sales of 10 acre properties were found in the Rancon summary. The more normal size sale is a 5 acre parcel, per Rancon. Indications are that no market exists for a 10 acre parcel, leading to the conclusion that 10 acre sites would hold no appreciable value if created.
3. The price per acre in the comp review is lower than an analysis of historical data provided by the Corona Family for review. This takes into account a longer term history of sales in various market conditions. The summary of vacant land sales provided shows a per acre price of \$42,212.58, with an average parcel size of 8.10.
4. With no value presumed for 10 acre lots, it is logical to infer that a zoning of 10 acre lots would create a no value situation for the Corona property. Assuming they congregated a density from 10 acre zoning, the downzoning from 2.5 and 5 acres lots to 10 acre lots would produce less lot yield. Each lot lost can be presumed to cost the Corona's between \$31,000.00 and \$42,000.00 per acre in revenue.
5. Added to the revenue loss would be any costs to abandon current citrus operations and replace same with vineyards, as the Wine Country Policy requirements would drive this portion of any development proposed.

BOYD D. MARTIN

CEO

Mr. Martin has been in the real estate industry since 1971. As President of Market Profiles from 1977 to 1987, he directed activities for the firm in eleven western states and consulted with more than 200 home builders (including most of the top 100 firms in Southern California) in addition to land developers and major institutional lenders totaling over 150,000 acres of land. Since assuming the chairmanship of Market Profiles in 1991, he has assisted and directed the servicing of clients in the following major categories:

- Regional Positioning
- Management
- Corporate Growth Potential
- Product Positioning
- Acquisition
- Golf Financial Feasibility
- Product Design Criteria
- Sales & Marketing Strategies
- Pricing and Absorption
- Advertising & PR Strategies
- Merchandising Strategies

His areas of expertise are in residential, major land parcels with master-planned communities (200,000+ acres), and the design, operational and management considerations that are key to successful development of golf courses. He has also assisted developers and lenders as the project manager to successfully work out distressed properties.

At Market Profiles, Mr. Martin has formed a new area of consulting services by offering development services to facilitate project acquisition, due diligence project management, construction management, financial coordination, and sales and marketing management. Mr. Martin has been involved in market studies of all types of land uses and real estate products, including master planned communities with mixed uses and recreational amenities such as golf courses; all varieties of residential products including for-sale and rental housing (single family, multi-family, senior, affordable, apartments and custom homes). He has also assisted developers and lenders as the project manager to successfully work out distressed properties.

PROFESSIONAL DEVELOPMENT EXPERIENCE

CUSTOM LIVING HOMES OF SOUTHERN CALIFORNIA

Newport Beach, California

1987 - 1990

President So. Cal Division

In 1987, Mr. Martin joined with a New Jersey company to form a Southern California home building company. As the regional President and Chief Operating Officer, he directed the activities of land acquisition, marketing, finance and construction and was responsible for the due diligence, forward planning, design, land acquisition, marketing, sales and financing for single-family residential homes and land development projects. He directed the development and sale of seven residential projects.

He was responsible for the development of 167 million dollars of residential property and 211 acres of property in Carlsbad and Walnut California.

M&S GOLF MANAGEMENT (1996)

This entity was created to own and operate golf facilities in California. The first facility was opened in June 1997. This is an 80-station golf-learning center on 22 acres in Long Beach, California. The second facility, a golf course is currently in the planning phase.

EDUCATION

Oakland Hills College Major: Business Administration

Santa Ana Community College Major: Marketing

Completed courses in Planning, construction management, planning, sales, marketing and finance.

ACTIVITIES

Guest speaker at the *National Association of Home Builders*

Guest lecturer at the *Member Institute of Residential Marketing*

Guest speaker at the *Building Industry Association - Orange County Chapter* and *Building Industry Association-Southern California*

Past Board member of *Sales and Marketing Council (2006 Max Tipton award)*, *Home Builders Council* and *Building Industry Association-Orange County Chapter*

Ron Freeman

Principal

Mr. Freeman is a well rounded, experienced building/development executive, with a keen sense of team leadership, effort and attention to performance. His skill set enables him to accomplish tasks efficiently, and his work ethic facilitates his ability to meet schedules and out perform budget expectations. Mr. Freeman's history of managing large land holdings has given him the "total" development background needed to manage portfolios of assets for value maximization.

1998-2008 Vice President, SunCal Companies

Manager of major land development projects within Orange County for a privately held company. Responsibilities included all entitlements, governmental relations and policy advocacy, engineering, permitting, budgeting, scheduling and construction of project infrastructure. Also included were negotiating merchant builder sales/coordination efforts for lot deliveries and project completion activities, including obtaining public finance reimbursements, release of municipal surety commitments and final acceptance of project amenities by the appropriate agency/association. Due diligence of future projects, including budgets, schedules and feasibility research was also within his purview, in conjunction with Asset Management personnel.

1997-1998 Senior Vice President, Corona Country Club Estates

Entitlement and Land Development Manager for Eagle Glen, a large master planned development in Corona, California. Responsibilities included planning, processing and obtaining approval for the entitlement and environmental land uses for the project. Operational responsibilities included management oversight of the design, engineering, scheduling, budget and construction of project infrastructure and amenities, including a golf course, clubhouse, freeway interchange and commercial/residential land holdings.

1995-1997 Project Manager, UDC Homes, Inc.

Senior profit center manager for Northern California Division, including Santa Clara and Contra Costa Counties. Oversight included cost control, schedule for housing construction and assurance of quality community development in senior housing projects. Management duties included a sales staff of 4 and an administrative staff of 15. Involved in planning and acquisition for 5 year plan of company expansion in the senior housing markets of Northern California.

1988-1995 Senior Vice President/Vice President, The Baldwin Company

In charge of all land development and construction activities for Orange and Riverside County Divisions. Responsibilities also included directing Sales and Marketing effort for all new product types, from design and budgeting to model grand opening. Additional efforts included coordination with lenders on creation of loan budgets and preparation of lender submittals on project financing, governmental entitlements and advocacy relationships, creation of cash flow projections, budgets and schedules.

1986-1988 Manager of Land Development, Bramalea, California, Inc.

Manager of land entitlement, engineering and permitting functions for Orange, Riverside and San Bernardino County projects. Duties included subdivision of land, mapping for major land uses and processing approvals for same. Performed feasibility analysis on new acquisitions, and worked on revised land plans for projects under review.

1984-1986 Project Manager, O'Donnell, Brigham and Partners

Senior Project Manager in charge of construction, schedule and budgeting for commercial/industrial developments throughout Orange, Los Angeles and San Bernardino Counties. Responsibilities included assisting management/oversight of land development, building construction, tenant improvements and move-ins for users of all types of business space, from industrial to office/R and D users.

EDUCATION

Bachelor of Science, Business Administration (Finance), University of Southern California.

SUMMARY OF MANAGEMENT SKILLS

Entitlement: We have successfully managed, planned and designed the implementation of over 12,000 units of residential subdivisions throughout California. This effort involved the creation and maximization of value through optimum land planning, actively interfacing in all levels of Government Relations and Policy Advocacy, combining these processes into a buildable and acceptable project for both owner and agency.

Engineering and Construction Management: Approved projects have been engineered and built to completion for over 10,000 units, including housing and related infrastructure, budgeting and contract management for all phases of development, and cash flow management to lead to successful asset disposition. Analysis of assets includes evaluating project status relating to completed engineering effort and progress on vendor work to date, overview of successful installation of major support infrastructure and product understanding to lead to implementing a successful exit strategy on property.

Risk and Financing Management: Our management includes the analysis and recommendation of methods to reduce exposure in any surety (bond) condition, as well as management of loan funds available for maximizing the efficiency of hard cost expenditures for project progress/completion. Tracking of completed work to release surety obligations and return of collateral has been successfully implemented in over 30 different communities, reducing or eliminating client exposure of over \$50 million dollars of risk to continued project issues after work is finalized.

Scheduling and Management of Project Timelines: We create detailed schedules for project milestone completion, critical path progress tracking and cash outlay efficiency. Our extensive knowledge of scheduling translates into readable and understandable schedules for the client, allowing easy reading and tracking of project advancement.

Market/Product Understanding: We are uniquely qualified to recommend any needed project/product changes that are the result of the rapidly changing market, identifying land use positioning to allow for quick disposition, or alterations designed to allow for value creation in future real estate cycle opportunity. We also can evaluate ways to maximize current land plan efforts, having changed product types of over 1,000 units in many projects. These changes ranged in size from 50 unit home tracts to total project redesigns to move from residential to non-residential development, and vice versa.

Homeowners Associations and Common Area Management: We have managed the activities on HOA's totaling over 12,000 units, effecting the transfer of developer owned assets to HOA control and creating HOA budgets to properly allocate common area costs between builder and HOA. This allows the client to get out from under the continued burden of community asset management after builders have failed to turn over common areas at the appropriate time, resulting in substantial budget reductions in maintenance areas. We understand what the client needs, and how the HOA can be motivated to accept work into their realm of responsibility.



Policy Areas

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

POLICY AREAS

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



A view of one of the Temecula Vineyards



Citrus/Vineyard

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

Policies:



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

SWAP 1.2* Require a minimum lot size of ~~five (5)~~-ten (10) acres for new residential tract maps and parcel maps.



SWAP 1.3* Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards

SWAP 1.4* Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens, ~~and bed-and-breakfast inns as incidental commercial uses~~ in conjunction with wineries ~~that maintain established on-site vineyards~~ on 10 acres or more provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

SWAP 1.5* Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more *and may allow Special Occasion Facilities on 10 or more acres,* provided that at least 75% of the project site is planted in vineyards.

SWAP 1.6* Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

[*GPA 760, BOS RSLN 2006-141, 05/16/06]

[1- GPA 1056, BOS RSLN 2009-162, 10/20/09]

Valle de los Caballos

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

Policies:

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

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 10, 2006

SUBJECT: RESOLUTION NO. 2006-141 - FIRST CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2006 (GPA Nos. 707, 714, 719, 749, 750, and 760.)

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2006-141 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 707, 714, 719, 749, 750, and 760.

BACKGROUND:

The General Plan Amendments comprising the first cycle of 2006 were considered by the Board of Supervisors in public hearings held on December 13, 2005, January 10, 2006, February 7, 2006, March 7, 2006, March 14, 2006, and April 4, 2006. GPA No. 707 affects the Western Coachella Valley Area Plan, and amends the designation of 456.3 acres located northerly of Interstate 10 and easterly of the Cook Street interchange from Open Space - Recreation, Business Park, and Commercial Tourist within the boundaries of Specific Plan No. 151, Amendment No. 2 to Open Space - Recreation, Business Park, Mixed Use Planning Area, Very High Density Residential, Commercial Tourist, Commercial Retail, Commercial Office, and Medium High Density Residential within Specific Plan No. 343. GPA No. 714 and GPA No. 719 affect the Eastern Coachella Valley Area Plan. GPA No. 714 amends the designation of 77 acres located northerly of Airport Boulevard, easterly of Monroe Street, and westerly of Jackson Street in the community of Vista Santa Rosa from Agriculture to Medium Density Residential. GPA No. 719 amends the designation of 113 acres located southerly of 54th Avenue, easterly of

Robert C. Johnson
Planning Director

RCJ:JJGJG

(Continued On Attached Page)

REVIEWED BY PLANNING OFFICE
Reviewed by J. J. Johnson
DATE 5/10/06

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Pln. Exec. Offc.:

Prev. Agn. Ref.

District: 2nd, 3rd,
& 4th

Agenda Number:

3.27

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2006-141 - FIRST CYCLE OF GENERAL PLAN AMENDMENTS
(LAND USE ELEMENT) FOR 2006 (GPA Nos. 707, 714, 719, 749, 750, and 760.)

May 10, 2006

Page 2 of 2

Calhoun Street, and westerly of Van Buren Street in the community of Vista Santa Rosa from Agriculture to Medium Density Residential, Commercial Office, and Commercial Retail. GPA No. 749 affects the Sun City/Menifee Valley Area Plan, and amends the designation of 4.04 acres located northerly of Shadel Road and westerly of Menifee Road in the northeasterly quadrant of Menifee Valley from Medium Density Residential to Commercial Retail. GPA No. 750 affects the Jurupa Area Plan, and amends the designation of 50.8 acres located northerly of Jurupa Road and Galena Street, southerly of Mission Boulevard, and westerly of Camino Real in the community of Glen Avon from Low Density Residential within the Community Development Foundation Component to Medium Density Residential. GPA No. 760 amends the policies of the Citrus/Vineyard Policy Area in the Southwest Area Plan to require a minimum lot size of ten acres for new residential tract maps and parcel maps, except for clustered development, and to amend the eligibility requirements for incidental commercial uses in conjunction with a vineyard or winery.

ORGANIZATION OF RESOLUTION NO. 2006-141

Board of Supervisors Resolution No. 2006-141 for the first General Plan Amendment cycle of 2006 is organized by grouping the General Plan Amendments according to Supervisorial District in the following manner:

<u>General Plan Amendments in one Supervisorial District</u>		<u>Case No.</u>	<u>Pages</u>
--- Second Supervisorial District	A.	GPA00750	1-5
--- Third Supervisorial District	B.	GPA00749	5-8
	C.	GPA00760	8-11
--- Fourth Supervisorial District	D.	GPA00707	11-15
	E.	GPA00714	15-20
	F.	GPA00719	20-26

2 **RESOLUTION NO. 2006-141**

3 **AMENDING THE**
4 **RIVERSIDE COUNTY GENERAL PLAN**
5

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public
7 hearings were held before the Riverside County Board of Supervisors on December 13, 2005, January 10,
8 2006, February 7, 2006, March 7, 2006, March 14, 2006, and April 4, 2006, and before the Riverside
9 County Planning Commission on April 13, 2005, June 8, 2005, September 14, 2005, October 12, 2005,
10 November 16, 2005, December 7, 2005, December 21, 2005, January 11, 2006, January 25, 2006, and
11 February 8, 2006, to consider proposed amendments to the Eastern Coachella Valley Area Plan Land Use
12 Map, the Jurupa Area Plan Land Use Map, the Sun City/Menifee Valley Area Plan Land Use Map, the
13 Western Coachella Valley Area Plan Land Use Map, the Southwest Area Plan text, and the Western
14 Coachella Valley Plan text of the Riverside County General Plan; and,
15

16 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
17 Riverside County CEQA implementing procedures have been satisfied; and,
18

19 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
20 documentation presented by the public and affected government agencies; and,
21

22 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
23 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
24 amendments shall not be affected thereby; now, therefore,

25 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
26 of the County of Riverside, in regular session assembled on May 16, 2006, that:

27 A. General Plan Amendment No. 750 (GPA00750) is a proposal to amend the Jurupa Area
28 Plan by amending the Land Use Map designation from Low Density Residential (1 to 2 dwelling units per

1 (GPA00749) from Medium Density Residential to Commercial Retail, as described herein and as shown
2 on the exhibit entitled "GPA NO. 749, EXHIBIT 6".

3 C. General Plan Amendment No. 760 (GPA00760) is a proposal to amend the policies of the
4 Southwest Area Plan pertaining specifically to the Citrus/Vineyard Policy Area, as fully set forth on pages
5 23 and 24 of the text of the Southwest Area Plan. The proposed amendment is fully set forth in the
6 exhibit entitled "GPA NO. 760, EXHIBIT A", a copy of which is attached hereto and incorporated herein
7 by reference.
8

9 More specifically, as amended by the Board of Supervisors, GPA00760 proposes to:

- 10 1. Amend existing policy SWAP 1.2 on page 23 to require a minimum lot size of ten acres
11 for new residential tract and parcel maps, except for clustered development in accordance
12 with new policy SWAP 1.3.
- 13 2. Add a new policy SWAP 1.3 encouraging clustered development in conjunction with
14 onsite provision of vineyards by allowing lot sizes in a clustered development to be as
15 small as one acre, provided that the overall project density yield does not exceed one
16 dwelling unit per five acres and that at least 50% of the overall project area is set aside for
17 permanent vineyard use.
- 18 3. Renumber existing policy SWAP 1.3 as SWAP 1.4 and amend this policy to limit the
19 provision for incidental commercial uses (such as retail wine sales/sampling rooms,
20 incidental gift sales, restaurants excluding drive-through facilities, and delicatessens) to
21 wineries that meet three specific standards: (a) at least 75% of the project site is planted in
22 vineyards; (b) at least 75% of the grapes utilized in wine production and retail wine sales
23 are grown or raised in Riverside County; and (c) the winery facility has a capacity to
24 produce at least 3,500 gallons of wine annually. (The reference to bed and breakfast inns
25
26
27
28

1 in existing Policy SWAP 1.3 would not be included in SWAP 1.4, as this use would be
2 addressed in new policies 1.5 and 1.6.)

- 3 4. Add a new policy SWAP 1.5 allowing bed and breakfast inns on parcels of 5 acres or more
4 and country inns on parcels of 10 acres or more, provided that at least 75% of the project
5 site is planted in vineyards.
- 6 5. Add a new policy SWAP 1.6 allowing bed and breakfast inns on parcels of 10 acres or
7 more, country inns on parcels of 15 acres or more, and hotels on parcels of 20 acres or
8 more in conjunction with wineries, provided that the wineries meet three specific
9 standards: (a) at least 75% of the project site is planted in vineyards; (b) at least 75% of the
10 grapes utilized in wine production and retail wine sales are grown or raised in Riverside
11 County; and (c) the winery facility has the capacity to produce at least 3,500 gallons of
12 wine annually.

13
14
15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
16 on this matter, both written and oral, including Environmental Assessment No. 40322, that:

- 17 1. General Plan Amendment No. 00760 proposes the amendment and addition of policies
18 regarding land use, development, and agricultural preservation in the Citrus/Vineyard
19 Policy Area of the Southwest Area Plan.
- 20 2. The intent of the amendment is to encourage agricultural cultivation, vineyards, and
21 wineries in order to preserve the rural lifestyle, wine-making atmosphere, and the long-
22 term viability of the wine industry in this area and to protect such areas from incompatible
23 uses that could result in reduced agricultural productivity and increased urbanization. The
24 allowance for clustering is intended to encourage the permanent preservation of vineyards
25 and innovation in the design, planning, and management of future subdivisions in the area.
- 26
27
28

- 1 3. The properties affected by the proposed amendment are designated Agriculture on the
- 2 Southwest Area Plan Land Use Map, within the Citrus Vineyard Rural Policy Area.
- 3
- 4 4. The proposed amendment does not involve a change in the Riverside County Vision, any
- 5 General Plan Principle, or any Foundation Component designation in the General Plan.
- 6
- 7 5. The proposed amendment would contribute to the achievement of the purposes of the
- 8 General Plan in that it would protect the unique identity of the wine country and further the
- 9 County's vision for improved quality of life.
- 10
- 11 6. Special circumstances or conditions have emerged that were unanticipated in preparing the
- 12 General Plan – namely the rapid rise in land values that has resulted in increased
- 13 development interest in heretofore agricultural areas.
- 14
- 15 7. The proposed general plan amendment will not be detrimental to public health, safety, and
- 16 welfare.
- 17
- 18 8. The findings of the initial study performed pursuant to Environmental Assessment No.
- 19 40322 (a copy of which is attached hereto) are incorporated herein by reference. The
- 20 initial study determined that the proposed general plan amendment and associated
- 21 ordinance amendment (“the project”) would have impacts on, or be impacted by, Mt.
- 22 Palomar Observatory, earthquake fault zones, land use, and planning. However, it was
- 23 determined that each of these impacts was insignificant, in that the general plan
- 24 amendment does not propose any development, construction, site disturbance, grading, or
- 25 alteration or demolition of structures. The initial study concluded that the project would
- 26 not have a significant effect on the environment.
- 27
- 28 9. The proposed amendment has no potential for adverse effects on wildlife resources.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** a **De Minimis** Finding, **ADOPTS** the Negative Declaration for Environmental Assessment No. 40322 and **ADOPTS**

1 General Plan Amendment No. 760 (GPA00760), as described herein and as shown on the exhibit entitled
2 "GPA NO. 760, EXHIBIT A."

3 D. General Plan Amendment No. 707 (GPA00707) is a proposal to amend the Western
4 Coachella Valley Area Plan by (1) amending the Land Use Map designation from Open Space -
5 Recreation, Business Park, and Commercial Tourist within the boundaries of Specific Plan No. 151,
6 Amendment No. 2 to Open Space - Recreation, Business Park, Mixed Use Planning Area, Very High
7 Density Residential (14 to 20 dwelling units per acre), Commercial Tourist, Commercial Retail,
8 Commercial Office, and Medium High Density Residential (5 to 8 dwelling units per acre) on a 456.3-
9 acre area located northerly of Interstate 10 and easterly of the Cook Street Interchange in the Thousand
10 Palms Zoning District of the Fourth Supervisorial District, and by (2) amending the Land Use Map by
11 identifying the above-referenced acreage as being included within Specific Plan No. 343 (Northstar)
12 rather than Specific Plan No. 151, as shown on the exhibit entitled "GPA NO. 707, EXHIBIT A", a copy
13 of which is attached hereto and incorporated herein by reference. GPA00707 also proposes to amend the
14 Specific Plans subsection of the Policy Areas section (including Table 3 on page 27) of the text of the
15 Western Coachella Valley Area Plan to reflect the adoption of Specific Plan No. 343 as a replacement for
16 Specific Plan No. 151, as shown on the exhibit entitled "GPA NO. 707, EXHIBIT B", a copy of which is
17 also attached hereto and incorporated herein by reference. This amendment is associated with Specific
18 Plan No. 343 and Change of Zone Case No. 7002, which were considered concurrently with this
19 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
20 Specific Plan No. 343 is a Community Development Specific Plan and is further described below.
21 Change of Zone Case No. 7002 proposes to change the zoning on the proposed amendment site ("the
22 site") from SP (Specific Plan) zoning for Specific Plan No. 151, Amended No. 2 to SP (Specific Plan)
23 zoning for Specific Plan No. 343.
24
25
26
27
28



MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.

August 16, 2012

Michele Staples
Attorney
Jackson/DeMarco/Tidus/Peckenpaugh
2030 Main Street, 12th Floor
Irvine, CA 92614

Subject: Opinion Letter
Winery-Special Event/Resort Feasibility
APN 941-160-002 to 007
112.85 Acres
Camino Arroyo Seco & Meng-Asbury Road
MDMG Inc. - #1481 (Corona)

Dear Ms. Staples;

We have reviewed the Wine Country Winery policy currently proposed as a General Plan Policy designation for the subject property and would offer the following comments on the feasibility of implementing the winery portion of the proposed zone with a special events and/or resort component.

Access: The site currently is remote to existing paved and publicly maintained roads, with the closest point of such access being DePortola Road to the south east. Two points of access would be required. One offsite to the south west and then east along the alignment of the Meng-Asbury Road road dedication and then along the alignment of Monte De Oro Road to DePortola Road, approximately 3,100 feet. A second point of offsite access would be required along the alignment of the dedication for Camino Arroyo Seco to DePortola Road to the south east, approximately 600 feet. Both of these offsite roads and the onsite (4,000 feet) roads will have to be constructed to CSA 149 standards of 24 feet in width and include drainage and water quality provisions.

Water Service: Water service is currently supplied by a single water main, in the north westerly extension of Camino Arroyo Seco from DePortola Road to Avenida Brisa. This line alone will not be able to service commercial structures of this nature and will need to be upsized and a second water line constructed from Monte De Oro along the

41635 Enterprise Circle North, Suite B

Temecula, CA 92590-5614

(951) 296-3466

Fax: (951) 296-3476

www.markhamdmg.com

1110720.1

Meng-Asbury Road alignment, approximately 1,500 feet. These two points of connection will be required to meet fire hydrant and fire sprinkler flows for commercial structures. There will also be a need to construct 3,400 feet of onsite waterline.

Sewer Service: Projects of this nature will exceed the 1,200 gallon per day limitation for septic and as a result will require a connection to a sanitary sewer. EMWD is in the process of designing and constructing sewer line in Rancho California Road, with a line proceeding eastward on Monte De Oro approximately 5,300 feet (see attached) to Camino Del Vino. Service to the subject property would require extending the 8" sewer line another 4,200 feet to Meng-Asbury Road and a subsequent extension of 1,500 feet to serve all of the subject property.

Electrical Service: Existing electrical service will require a substantial upgrade from existing residential service standards to commercial service standards through the extension of offsite above ground and/or underground distribution facilities.

Visual Access: The subject property being remote from DePortola Road and even Monte De Oro has little if any line of site visual access from these roads and subsequently would require substantial offsite signage to direct customers to the subject property. Signage which is not prohibited by Ordinance 348.

Surrounding Land Use: The subject property is surrounded on 3 sides by existing 2.0, 2.5 or 5.0 acre lots with existing custom built, estate homes. One of the access routes, Meng-Asbury Road has 11 homes, either taking access to Meng-Asbury Road or directly adjacent to the road that will have to be constructed. The subject property is directly adjacent to 21 separate homes and/or lots.

Additionally, there is an approved tract map, TTM 33300, along the northern property line which will result in an additional 22 - two acre home sites.

The introduction of incompatible uses such as wineries, special events and resorts in an established residential area outside of the existing C/V Policy area and in a rural setting, is contrary to the stated objective of the Wine Country Community Plan to coordinate growth in a manner that avoids future land use conflicts.

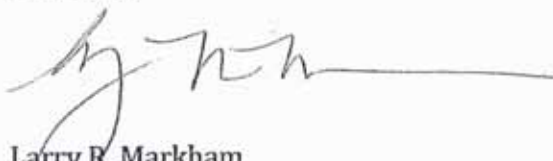
Site Development Constraints: The subject property/properties have substantial elevation differences across the various parcels, highlighted by a series of ridgelines that cross the property from north east to south west and may become a design constraint. Creating pads suitable for commercial development and access will result in substantial grading.

In summary, to develop the subject property consistent with the Wine Country - Winery Policy designation would be cost prohibitive to construct the required onsite and offsite

access roads, onsite and offsite sewer lines, onsite and offsite water lines, offsite electrical system and substantial grading on each parcel or the property in total. These costs coupled with the lack of a market window to DePortola Road for the foreseeable future, cost and timing of adequate infrastructure and other properties in the vicinity that are exempt from some or all of the proposed standards will result in an ultimate project that is not economically feasible on several different levels.

Thus the subject property should not be included in the proposed designation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry R. Markham', followed by a horizontal line extending to the right.

Larry R. Markham
President, MDMG Inc.
RCE 30657



LARRY R. MARKHAM
Principal

EDUCATION: Master of Science
Civil Engineering
Virginia Polytechnic Institute

Bachelor of Science
Civil Engineering
Virginia Polytechnic Institute

LICENSE: Civil Engineer, California 1979

PROFESSIONAL ORGANIZATIONS: See Attached

Mr. Markham's broad background in civil engineering, land planning, environmental planning, development management and governmental relations since 1970 provides a rich resource to the diverse clientele of Markham Development Management Group Inc., (formerly Markham and Associates) in obtaining project entitlements. The investment of public service to the communities of Riverside County allows for a level of insight into the various approval processes unsurpassed in the local development and building industry.

MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.
PRINCIPAL – 1981 TO PRESENT

Responsible for the planning, approval and implementation of over 1,500 projects since 1981, ranging from minor additions to full scale master planned communities.

ALBERT C. MARTIN & ASSOCIATES
CIVIL PROJECT ENGINEER – 1978 TO 1981

Responsibilities include supervision of site plans for a variety of residential and commercial developments. Coordinates design of drainage, grading, road alignments, horizontal and vertical controls and utilities. Coordination efforts encompass liaison with government agencies and estimation of budget and time frameworks.

41635 Enterprise Circle North, Suite B
Temecula, CA 92590-5614
(951) 296-3466
Fax: (951) 296-3476
www.markhamdmg.com

LOCKHEED – CALIFORNIA COMPANY
CONSTRUCTION ENGINEER – 1977 TO 1978
STRUCTURAL ENGINEER – 1976 TO 1977

Responsible for construction activity in a 4.6 million square foot manufacturing and office area, including contracting, coordination scheduling, budget compliance, inspection and variance negotiations. Projects include a variety of manufacturing and office facilities. Developed and programmed computer programs for optimum design and analysis of composite materials and metallic structures.

WOLFE & FORMAN ENGINEERS, INC.
ENGINEER IN TRAINING 1970 TO 1973

Construction responsibilities included surveying, field supervision and liaison during initial and final phases of site work. Engineering duties included structural design, detailing and drafting. Participated in numerous material handling and material preparation facilities during both design and construction.

PROFESSIONAL ORGANIZATIONS
(Past and Present)

- The Valley Group
- The Murrieta Temecula Group, Past President/Secretary
- American Society of Civil Engineers
- American Planning Association
- Urban Land Institute
- Friends of Murrieta Schools
- Friends of French Valley Airport, Past President
- Temecula Valley Chamber of Commerce, Past Board Member
- Murrieta Valley Chamber of Commerce
- Wildomar Valley Chamber of Commerce
- Temecula Town Association, Board Member
- Temecula Mainstreet Association
- International Conference of Building Officials
- Building Industry Association
- Audubon Society
- Nature Conservancy
- Rancho California Business Center Architectural Control Committee
- Temecula Sunrise Rotary Club
- University of California, Riverside – Extension Instructor
- First Pacific National Bank, Director/Loan Committee
- Bear Creek Greens Committee, Chairman
- Beach Creek Golf Club, Director
- Optimist Club
- Ridgeway Homeowners Association, Past President
- Los Ranchitos Homeowners Association, Past President
- Community Recreation Center Building Foundation, Director
- County of Riverside Coordination Committee
- City of Temecula Coordination Committee

- City of Murrieta Coordination Committee

COMMITTEES AND COMMISSIONS

1985-1986 and 1989-1992	Murrieta Creek Citizens Advisory Committee Vice-Chairman
1986-1989	South West Area Plan Citizens Advisory Committee
1987-1991	Temecula Redevelopment Citizens Advisory Committee
1991-1994	Rancho California Water District Citizens Advisory Committee
1990-1993	County Service Area 143 Citizens Advisory Committee
1991-1997	Old Town Historic Review Committee, Past Chairman
1992-1994	Old Town Specific Plan Steering Committee
1992-1994 1997-1999	City of Murrieta, General Plan Citizens Advisory Committee, Vice-Chairman
1992-1993	City of Temecula, Land Use Technical Subcommittee to the General Plan
1992-1994	City of Temecula, Development Code Advisory Committee
1993-1996	French Valley Airport Citizens Advisory Committee
1993-1996	Santa Margarita Watershed Committee-Drainage Subcommittee Chairman
1996-2003	City of Murrieta, D & E Flood Control Committee Chairman
1996-1999	City of Temecula, Public/Traffic Safety Commission Chairman
2004-Present	County of Riverside Escarpment Land Use Committee

MDMG, INC.

Larry Markham, CEO of MDMG, Inc., describes himself as having the eclectic ability to know a little about a lot of things and see the big, broad picture. Design work is great, he says, but his interest is in overall projects. The projects he talks about are those he works on as a liaison and advocate for developers in the Southwest Riverside County.

Neither Larry nor his wife, Joan had been in this area until Larry interviewed with a company in 1978, the same company that developed Bear Creek. The location of the desert and the potential for business persuaded them to return in 1978. By August of 1981, they owned their business. In the time since then, they have worked on more than 1,500 projects.

The Markhams approach life with enthusiasm. As the partners for MDMG, Inc. (Markham Development and Management Group) they have inspired that enthusiasm to their business and created a formula for success for what started as a one-person operation and has grown to 16 employees. Not even 16 employees will not be enough for the complexity of some jobs. Developers Advocate will do, and they will call in more.

The diversity this company came about by supplying the demand in this area, and beyond. "We were process-



oriented and not much design, in the early 1980s there was a huge need for that. During the downturn of the economy we survived because we were diversified." They built up their business and did more civil engineering and design work. Larry feels that "what I do won't change." The design work is a business segment that he is developing. He wants to grow in this direction and do more quality projects.

The civil engineering and land planning work MDMG, Inc. does includes representing their clients in planning commissions, city councils, board of supervisors and obtaining entitlements, as well as conducting their own projects. On large projects they may work with other consultants by leading the team. "We have projects where we never met the client," said Larry, because the client may be out of state or out of the country.

MDMG, Inc. can be so closely associated with the project that people think they are the developers. Larry tries to stay away from that, because it could mean a conflict of interest. In fact, the non-engineering side of

the business involves on so many other areas that the level of technological expertise seems daunting: biology, archeology, sea and federal permitting, endangered species and others. Usually there are over 100 active projects on any given day. It's not unusual for Larry to have five to ten non-engineer consultants working on even small projects: paleontologists, biologists and wet, the wet, necessary 15 years ago.

The bulk of MDMG, Inc. Inc. projects are in Temecula and Murietta and they like the local flavor of the valley. Some are in Lake Elsinore or Hemet. All these cities are quickly maturing, especially Temecula, and the company is now seeing more infill and re-development projects, which, because of special technical and political challenges, require superior business practice.

The man across from me changed his posture and leaned forward, signaling his disclaimer: "I don't do a lot of



the straight forward projects, our projects are typically controversial, include public opposition, have legal issues, are politically sensitive, or challenged in court." But he will take his company into a troubled project and "fix" it for other engineers who call on him.

With so much going on at work and wife Joan handling the financial components of the business, it can be difficult to have family time. But they schedule it in, along with the other community activities their company supports. They are active members of the Chamber of Commerce, involved with the boys' and girls' club, the Arts Council, the Theater Foundation and the Community Recreation Center Foundation.

MDMG, Inc. has also worked with the Main Street commercial project at Guava and Jefferson. In the county they worked recently on a large gated community with each plot a five-acre lot, many adjacent to Lake Skinner. Other projects fondly remembered include Bear Creek Golf Course and the "master plan" community, the Copper Canyon Vineyard project, and the Johnson Ranch project that provided a large natural preserve which gives sanctuary to many of the county's diverse animal and floral population. These are the projects that make Larry and Joan happy and satisfied to live and work in the Temecula Valley.



THE BEAUTIFUL VALLEY SOARS

NOW AND THEN



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

March 27, 2007

ACD Engineering
31976 Avenida Millari
Temecula, CA 92591

**RE: Tentative Tract Map No. 33300 / Change of Zone No. 7130
Environmental Assessment No. 40080
Regional Team: South County**

On **October 17, 2006** the Riverside County Board of Supervisors approved the above referenced cases subject to the attached **FINAL** conditions.

On 3/13/07, the Riverside County Board of Supervisors adopted Change of Zone No. 7130 through the adoption of 348.4473.

Actions taken on the above referenced cases are considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Alisa Krizek, Project Planner

TO:

Transportation Department – Jim Knutson
Surveyor's Office – *Copy of approved Exhibit*
~~CAC 2 - Floor Land Use Files~~
Environmental Health Department

Fire Department
Flood Control District
Planning Dept. Murrieta office

Revised: 08/31/06

Y:\Planning Master Forms\Approval Forms\Ord and Res Adopt.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

PINKS

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 12, 2006

SUBJECT: CHANGE OF ZONE NO. 7130 / TENTATIVE TRACT MAP NO. 33300 – EA40080 – Applicant: Bella Glen, LLC – Engineer / Representative: ACD Engineering - Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of De Portola Road, southerly of Glen Oaks Road, easterly of Bella Vista, and westerly of Avenida Bogota – 47.58 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone request to change the existing zoning from Rural Residential (R-R) to Residential Agriculture-2 Acre Minimum (R-A-2). The tentative tract map is a Schedule C subdivision of 47.58 gross acrs into 22 lots with a minimum lot size of 2 acres, and an overall density of 0.46 dwelling units/acre.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40080**, based on the findings and conclusions in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7130**, from Rural Residential (R-R) to Residential Agriculture-2 Acre Minimum (R-A-2) in accordance with Exhibit 3 pending adoption of the final zoning ordinance by the Board of Supervisors and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33300**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:aa

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dep't Recom.
Per Exec. Ofc.:

APPROVED
OCT 17 2006
BY BOARD OF SUPERVISORS

ADOPTED
MAR 13 2007
BY BOARD OF SUPERVISORS

**PLANNING COMMISSION
MINUTE ORDER JULY 12, 2006
RIVERSIDE MEETING**

- I. **AGENDA ITEM 6.7: CHANGE OF ZONE NO. 7130 / TENTATIVE TRACT MAP NO. 33300**
- EA40080 - Applicant: Bella Glen, LLC- Engineer/Representative: ACD Engineering, Inc.-
Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan -
Location: Northerly of De Portola Road, southerly of Glenoaks Road, easterly of Bella
Vista and westerly of Avenida Bogota – 47.58 Gross Acres – Zoning: Rural Residential (R-
R) - APN(s): 941-130-005, 006, 007 and 008. . (Legislative)

II. **PROJECT DESCRIPTION**

The Change of Zone proposes to change the site's current zoning from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). The tentative tract is a Schedule C subdivision of 47.58 gross acres into 22 lots with a minimum lot size of two (2) acres.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kenya Huezo, (951) 955-9075, or E-mail at khuezo@rctlma.org.

The following spoke in favor of the subject proposal:

John McLaughlin, Applicant's Representative, Bellaglen LLC, 711 E. imperial Hwy., Brea, CA 92821

No one spoke in opposition or in neutral to the subject proposal:

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0, (Commissioner Porras absent), recommended to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40080, based on the findings and conclusions in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

APPROVAL of TENTATIVE TRACT MAP NO. 33300, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7130, from Rural Residential (R-R) to Residential Agriculture-2 Acre Minimum (R-A-2) in accordance with Exhibit 2 pending adoption of the final zoning ordinance by the Board of Supervisors and based upon the findings and conclusions incorporated in the staff report; and,

VI. **TAPES**

The entire discussion of this agenda item can be found on Tape No. 4A. For a copy of the tapes, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

Agenda Item No.: 6.7
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kenya Huevo
Planning Commission: July 12, 2006

TENTATIVE TRACT MAP No. 33300
CHANGE OF ZONE No. 7130
E.A. Number: 40080
Applicant: Bella Glen, LLC
Engineer/Rep.: ACD Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7130 proposes to change the site's current zoning from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2).

Tentative Tract Map No. 33300 proposes a Schedule C subdivision of 47.58 gross acres into 22 lots with a minimum lot size of 2 acres, and an overall density of 0.46 dwelling units/acre.

The project is located northerly of De Portola Road, southerly of Glen Oaks Road, easterly of Bella Vista, and westerly of Avenida Bogota.

ISSUES OF POTENTIAL CONCERN:

A blue line stream traverses the central portion of the project site. Street 'C' encroaches onto the jurisdictional area. Should any grading or obstructions occur within the watercourse the project has been conditioned to comply with Section 1601/1603 of the California Fish and Game Code, the U.S Army Corps of Engineers Nationwide Permit Conditions, and Section 404 of the Clean Water Act. (60.PLANNING14 and 60.PLANNING.15)

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Scattered rural residences to the north, east, and west, and vacant to the south |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the west and east, Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, and Residential Agricultural 2 ½-Acre Minimum (R-A 2½) to the north |
| 5. General Plan: | Land Use: Rural Community: Estate Density Residential (RC: EDR) |
| 6. Project Data: | Total Acreage: 47.58 Gross Acres
Total Proposed Lots: 22
Proposed Min. Lot Size: 2 Gross Acres
Schedule: C |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40080**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7130** from Rural residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2) in accordance with Exhibit 2 pending adoption if the final zoning ordinance by the Board of Supervisors; and

APPROVAL of **TENTATIVE TRACT MAP No. 33300**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance the Rural Community: Estate Density Residential (RC: EDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural 2-Acre Minimum (R-A-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule C map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of two acres, is permitted use in the Rural Community: Estate Density Residential (RC: EDR) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) and Rural: Rural Residential (R: RR).
4. The zoning for the subject site is Rural Residential (R-R).
5. The project proposes to change the current zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2).
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the west and east, Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, and Residential Agricultural 2 ½-Acre Minimum (R-A 2½) to the north.

7. The proposed map, creating 22 parcels with a minimum lot size of 2 acres, is permitted in the Residential Agricultural – 2 Acre Minimum (R-A-2) zone.
8. This project is not located within Criteria Cell Unit of the Multi-Species Habitat Conservation Plan.
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40080:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology/Soils
 - e. Hydrology/Water

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. A 100-year flood plain.
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. A high fire area.
 - e. A fault zone.
3. The project site is locate within:
 - a. The boundaries of the Temecula Valley Unified School District.
 - b. Zone B of the Mount Palomar Nighttime Lighting Policy Area;
 - c. The Santa Margarita Watershed.
 - d. The Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP).
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
4. The subject site is currently designated as Assessor's Parcel Number 941-130-005, 006, 007, 008

TENTATIVE TRACT MAP 33300

IN THE COUNTY OF RIVERSIDE

(AMENDED EXHIBIT NO. 2)

GENERAL NOTES:

1. REFER TO SHEET 33300-1 FOR GENERAL NOTES.

2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. ALL AREAS ARE TO BE CONVEYED TO THE COUNTY OF RIVERSIDE.

4. THE COUNTY OF RIVERSIDE HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

5. THE COUNTY OF RIVERSIDE HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

LAND AND USE:

AGRICULTURAL (AG)

RESIDENTIAL (RES)

COMMERCIAL (COM)

INDUSTRIAL (IND)

RECREATION (REC)

UNDEVELOPED (UNDEV)

LEGEND:

ADJACENT TRACTS

ADJACENT TRACTS

ADJACENT TRACTS

ADJACENT TRACTS

ADJACENT TRACTS

ADJACENT TRACTS:

APN 941-140-025

APN 941-140-026

APN 941-140-027

APN 941-140-028

APN 941-140-029

APN 941-140-030

APN 941-140-031

APN 941-140-032

APN 941-140-033

APN 941-140-034

ADJACENT TRACTS:

APN 941-150-029

APN 941-150-030

APN 941-150-031

APN 941-150-032

APN 941-150-033

APN 941-150-034

APN 941-150-035

APN 941-150-036

APN 941-150-037

APN 941-150-038

ADJACENT TRACTS:

APN 941-100-015

APN 941-100-016

APN 941-100-017

APN 941-100-018

APN 941-100-019

APN 941-100-020

APN 941-100-021

APN 941-100-022

APN 941-100-023

ADJACENT TRACTS:

APN 941-120-013

APN 941-120-014

APN 941-120-015

APN 941-120-016

APN 941-120-017

APN 941-120-018

APN 941-120-019

APN 941-120-020

ADJACENT TRACTS:

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APN 941-180-006

APN 941-180-007

APN 941-180-008

APN 941-180-009

APN 941-180-010

APN 941-180-011

APN 941-180-012

ADJACENT TRACTS:

APN 941-140-025

APN 941-140-026

APN 941-140-027

APN 941-140-028

APN 941-140-029

APN 941-140-030

APN 941-140-031

APN 941-140-032

APN 941-140-033

ADJACENT TRACTS:

APN 941-150-029

APN 941-150-030

APN 941-150-031

APN 941-150-032

APN 941-150-033

APN 941-150-034

APN 941-150-035

APN 941-150-036

APN 941-150-037

ADJACENT TRACTS:

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APN 941-100-016

APN 941-100-017

APN 941-100-018

APN 941-100-019

APN 941-100-020

APN 941-100-021

APN 941-100-022

APN 941-100-023

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APN 941-120-020

ADJACENT TRACTS:

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APN 941-180-006

APN 941-180-007

APN 941-180-008

APN 941-180-009

APN 941-180-010

APN 941-180-011

APN 941-180-012

ADJACENT TRACTS:

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APN 941-140-026

APN 941-140-027

APN 941-140-028

APN 941-140-029

APN 941-140-030

APN 941-140-031

APN 941-140-032

APN 941-140-033

ADJACENT TRACTS:

APN 941-150-029

APN 941-150-030

APN 941-150-031

APN 941-150-032

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APN 941-150-034

APN 941-150-035

APN 941-150-036

APN 941-150-037

ADJACENT TRACTS:

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APN 941-100-016

APN 941-100-017

APN 941-100-018

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APN 941-100-020

APN 941-100-021

APN 941-100-022

APN 941-100-023

ADJACENT TRACTS:

APN 941-120-013

APN 941-120-014

APN 941-120-015

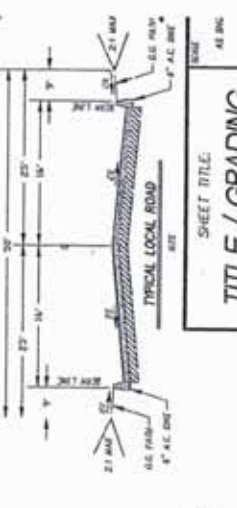
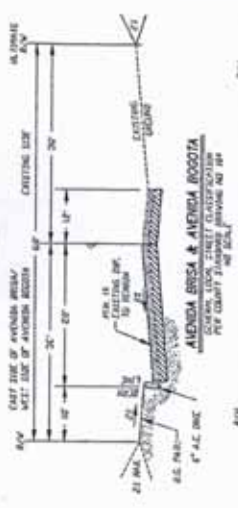
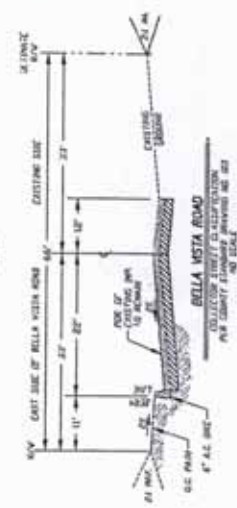
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APN 941-120-018

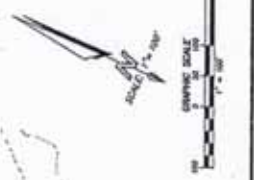
APN 941-120-019

APN 941-120-020



SHEET TITLE:
TITLE / GRADING
SHEET

COUNTY OF RIVERSIDE
TENTATIVE TRACT
MAP 33300



ACD ENGINEERING
1000 MARKET STREET, SUITE 100
RIVERSIDE, CA 92507

PROJECT INFORMATION:

PROJECT NO: 33300-02

DATE: 04/15/2014

SCALE: 1" = 20'

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	04/15/2014
2	REVISED PER CITY COMMENTS	04/15/2014
3	REVISED PER COUNTY COMMENTS	04/15/2014

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40080
Project Case Type (s) and Number(s): Change of Zone No. 7130, Tentative Tract Map No. 33300
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Kenya Huezo, Project Planner
Telephone Number: (951) 955-9075
Applicant's Name: Bella Glen, LLC
Applicant's Address: 32540 Lama Court, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7130 proposes to change the project site's current zoning from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2).

Tentative Tract Map No. 33300 is a Schedule C subdivision of 47.58 acres into 22 lots with a minimum lot size of two (2) acres.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 47.58 Gross Acres

Residential Acres: 47.58	Lots: 22	Units: 22	Projected No. of Residents: 66
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 941-130-005, 006, 007, and 008

E. Street References: The project is located northerly of De Portola Road, southerly of Glen Oaks Road, easterly of Bella Vista, and westerly of Avenida Bogota.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20, Township 7 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Several small hills lay within the project boundaries, separated by small valleys. A blue line stream traverses the central portion of the site. Surrounding land uses include scattered rural residences and vacant land to the north, east, south, and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project meets the requirements for the Estate Density Residential (EDR-RC) land use designation and all other applicable land use policies.

2. **Circulation:** The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A blue line stream traversing the project site was required to be preserved. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The proposed project meets all applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential (EDR:RC) (2 Acre Minimum)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding

1. **Area Plan(s):** Southwest

2. **Foundation Component(s):** Rural Community and Rural

3. **Land Use Designation(s):** Estate Density Residential (EDR:RC) (2 Acre Minimum) and Rural Residential (RR) (5 Acre Minimum)

4. **Overlay(s) and Policy Area(s):** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Residential Agricultural – 2 Acre Minimum (R-A-2)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the west and east, Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, and Residential Agricultural 2 ½-Acre Minimum (R-A 2½) to the north

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations,

Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Kenya Huezo

Printed Name

June 16, 2006

Date

For Robert C. Johnson, Planning Director
