

Impact Statement	Significance	Mitigation Measure
		<p>and Residential Districts.</p> <ul style="list-style-type: none"> <li>• Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County’s allowable noise levels.</li> <li>• The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.</li> <li>• Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.</li> <li>• Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.</li> </ul> <p><b>NOI-4</b> All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p> <ul style="list-style-type: none"> <li>• The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.</li> <li>• Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.</li> <li>• Prior to the issuance of any building permit for the special occasion facility, those noise mitigation</li> </ul>





Impact Statement	Significance	Mitigation Measure
		<p>measures shall have received the necessary permits from Building and Safety Department.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.</li> </ul> <p><b>NOI-5</b> All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> <li>• All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .</li> <li>• Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.</li> <li>• Noise levels shall be kept below levels prescribed in the County’s General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.</li> <li>• Clean-up activities associated with special events shall terminate no later than midnight.</li> <li>• Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.</li> <li>• Padding/carpeting shall be installed under music speakers for early absorption of music.</li> </ul> <p><b>NOI-6</b> All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> <li>• After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.</li> <li>• If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests,</li> </ul>




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		<p>amount of special events per year, or approval of the specific facility.</p> <ul style="list-style-type: none"> <li>The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.</li> </ul>
<p><b>Impact 4.12-3: Local Noise Standards</b></p> <p>Would the project expose persons to or result in the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-6, above.</p>
<p><b>Impact 4.12-4: Groundborne Noise and Vibration</b></p> <p>Would the project result in the exposure of persons to or generation excessive ground-borne vibration or ground-borne noise levels?</p>	<p>Less than Significant with Mitigation</p>	<p><b>NOI-7</b> Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> <li>Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).</li> <li>If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</li> <li>Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated</li> </ul>




Impact Statement	Significance	Mitigation Measure
		vibration levels during pile driving and impact activities in the vicinity of the historic structures.
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-7, above.
<b>Public Services, Recreation, and Utilities</b>		
<p><b>Impact 4.13-1: Law Enforcement</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	Less than Significant	No additional mitigation is necessary.
<p><b>Impact 4.13-2: Fire Protection Services</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p><b>PSU FIRE - 1</b> All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).</p> <p><b>PSU FIRE - 2</b> All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, <i>Development Impact Fees</i>, which would allow one-time capital improvements such as land and equipment purchases (e.g. fire suppression equipment) and construction development.</p> <p><b>PSU FIRE - 3</b> Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement</p>

Impact Statement	Significance	Mitigation Measure
		<p>process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p> <p><b>PSU FIRE - 4</b> Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.</p> <p><b>PSU FIRE - 5</b> For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.</p>
 <p><b>Impact 4.5-3: Public Education</b> Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.13-4: Libraries</b> Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impacts. No mitigation proposed.</p>
<p><b>Impact 4.13-5: Parks and Recreation</b> Would the Project increase the</p>	<p>Less than Significant with</p>	<p><b>PSU REC-1</b> All implementing projects within the Project area shall participate in any future trails phasing and financing plan being developed by the County.</p>

Impact Statement	Significance	Mitigation Measure
<p>use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<p>Mitigation</p>	<p><b>PSU REC-2</b> Prior to the approval of any implementing project within the Project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the “half-width” dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p> <p><b>PSU REC-3</b> To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.</p>
<p><b>Impact 4.13-6: Water and Water Supply</b></p> <p>Would the Project have sufficient water supplies available to serve the project with existing entitlements and resources or are new or expanded entitlements needed?</p> <p>Or</p> <p>Would the Project require or result in the construction of new water treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Less than Significant with Mitigation</p>	<p><b>PSU WATER-1</b> All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1).</p> <p><b>PSU WATER-2</b> All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation improvements consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Based Tiered Rate Program.</p> <p><b>PSU WATER-3</b> All implementing projects shall be required to use graywater advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5 through implementation of at least the following best management practices:</p> <ul style="list-style-type: none"> <li>• Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%.</li> <li>• The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>backflow preventer device capacity.</p> <ul style="list-style-type: none"> <li>• Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage.</li> <li>• Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance.</li> <li>• Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively.</li> <li>• Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation.</li> <li>• Irrigation shall be scheduled to apply water at or below crop-specific water requirements.</li> <li>• Crops with different water needs shall be irrigated separately.</li> </ul>
<p><b>Impact 4.13-7: Wastewater</b></p> <p>Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Or</p> <p>Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-2 above.</p> <p><b>PSU SEWER-1</b> Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).</p> <p><b>PSU SEWER-2</b> All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project.</p>
 <p><b>Impact 4.13-8: Solid Waste</b></p> <p>Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>	<p>Less than Significant with Mitigation</p>	<p><b>PSU WASTE-1</b> All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The</p>



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Impact Statement	Significance	Mitigation Measure
		<p>project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.</p> <p><b>PSU WASTE-2</b> All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.</p> <p><b>PSU WASTE-3</b> All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project’s HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&amp;R’s.</p> <p><b>PSU WASTE-4</b> Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.</p> <p><b>PSU WASTE-5</b> Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with</p>





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		the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Project.
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures PSU FIRE 1 through 3; PSU REC 1 through 3; PSU WATER 1 through 3; PSU SEWER 1 through 2; and PSU WASTE 1 through 5; above.
<b>Traffic and Circulation</b>		
<p><b>Impact 4.15-1: Conflict with an Applicable Plan, Ordinance, or Policy</b></p> <p>Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	Potentially Significant Impact	Unavoidable impact. Refer to mitigation measures TRF-1 through TRF-3, below.
<p><b>Impact 4.15-2: Conflict with Congestion Management Program</b></p> <p>Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p><b>TRF-1</b> Proposed implementing projects within the Project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the Project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.</p> <p><b>TRF-2</b> The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County’s review and approval for large special events, including but not limited to weddings, concerts,</p>

Impact Statement	Significance	Mitigation Measure
		<p>festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc) for events that cause a substantial increase of vehicles entering or exiting the Project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula’s old town parking structure on Main Street.</p> <p><b>TRF-3</b> The County shall implement a Traffic Impact Fee (TIF) Program for the Project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the <i>WCP Fair Share and Phasing Assessment</i> conducted by Fehr and Peers) within the Project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.</p> <p>Although participation in these Programs would reduce the impacts to most locations to a less than significant level, some measures are considered infeasible, and the impact would remain significant and unavoidable. The specific locations, impact levels, identified improvements, and basis for those locations that would experience significant and unavoidable impacts, are described below.</p> <p><u>Roadways</u></p> <p>Impacts to the following roadways would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> <li>• Anza Road south of Rancho California Road (widen</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>from two to four lanes)</p> <p>The following roadway segment improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> <li>• Rancho California Road West of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project.</li> <li>• Rancho California Road East of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project.</li> <li>• I-15 from south of SR-79 to north of Rancho California Road (freeway expansion); however, remaining funding has not yet been identified and there is limited right-of-way in the corridor for freeway expansion.</li> <li>• I-15 Freeway ramps to Rancho California (northbound on and off ramps/southbound off ramp); however, the remaining funding has not yet been identified and there is limited right-of-way in the corridor for ramp expansion.</li> </ul> <p><u>Intersections</u></p> <p>Impacts to the following intersections would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> <li>• Winchester Road at Ynez Road (optimize cycle length and signal timing splits)</li> <li>• Temecula Parkway at I-15 Southbound Ramps (optimize cycle length and signal timing splits for LOS D, and add second southbound left- and right-turn lanes for LOS C)</li> <li>• Margarita Road at Rancho Vista Road (add a second westbound through lane)</li> <li>• Margarita Road at Pauba Road (add a second westbound through lane)</li> <li>• Butterfield Stage Road at La Serena Way (install a traffic signal)</li> <li>• Butterfield Stage Road at Rancho California Road (install a large roundabout, two to three lanes per</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>approach with bypass right-turn lanes, or widen intersection)</p> <ul style="list-style-type: none"> <li>• Butterfield Stage Road at Rancho Vista Road (install traffic signal)</li> <li>• Butterfield Stage Road at Pauba Road (optimize signal timings)</li> <li>• Butterfield Stage Road at Temecula Parkway (re-stripe the southbound approach to include two left-turn lanes, add a westbound right-turn lane with overlap right-turn phase)</li> <li>• La Serena Way at Rancho California Road (install a two-lane roundabout)</li> <li>• Calle Contento at Rancho California Road (install a two-lane roundabout)</li> <li>• Anza Road at Borel Road (future) (install a traffic signal)</li> <li>• Anza Road at Buck Road (future) (install traffic signal)</li> <li>• Anza Road at Rancho California Road (install a large roundabout with a minimum of two lanes on each approach)</li> <li>• Anza Road at Madera de Playa (install a traffic signal and widen the intersection)</li> <li>• Anza Road at Pauba Road (install a traffic signal and widen the intersection)</li> <li>• Anza Road at De Portola Road (install a traffic signal and widen the intersection)</li> <li>• Anza Road at Temecula Parkway (install a traffic signal and widen the intersection)</li> <li>• Rancho California Road at Camino del Vino (install a traffic signal and add a southbound left-turn lane, or install a single-lane roundabout)</li> <li>• Rancho California Road at Monte De Oro (install a two-lane roundabout)</li> </ul> <p>The following intersection improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> <li>• Winchester Road at Nicolas Road (widen Winchester Road to an 8-lane facility; add a second southbound left-turn lane; add a northbound and southbound dedicated right-turn lane; and provide an overlap right-turn phase for the northbound and</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>westbound right-turn movements); however, there is development on all four quadrants of this intersection which limits the ability to widen the roadway.</p> <ul style="list-style-type: none"> <li>• Rancho California Road at Ynez Road (two left-turn lanes, three through lanes and a right-turn lane at the northbound approach; two left-turn lanes, three through lanes and dual right-turn lanes [with overlap right-turn phasing] at the southbound and westbound approaches; and three left-turn lanes, three through lanes and a right-turn lane [with overlap right-turn phasing] at the eastbound approach); however, there is development on all four quadrants of this intersection resulting in limited right-of-way, and the improvements would encroach onto the adjacent pond/park on the southwest quadrant.</li> <li>• Winchester Road at I-15 Northbound Ramps (signal modifications to allow “free” westbound right-turn movement; and add a second dedicated northbound right-turn lane); however, the remaining funding outside of the TIF has not been guaranteed. In addition, this ramp is controlled by Caltrans and is in the City of Temecula; as such, the County cannot guarantee implementation of this improvement.</li> <li>• Margarita Road at Rancho California Road (add two left-turn lanes, two through lanes and a dedicated right-turn lane); however, this intersection is controlled by the City of Temecula and the County cannot guarantee implementation of this improvement.</li> <li>• Los Caballos Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• Camino del Vino at Glen Oaks Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• Camino del Vino at Monte De Oro (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• De Portola Road at Pauba Road (install a traffic</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</p> <ul style="list-style-type: none"> <li>Pauba Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> </ul>
<p><b>Impact 4.15-3: Air Traffic Patterns</b></p> <p>Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.15-4: Design Features</b></p> <p>Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</p>	<p>Less than Significant with Mitigation</p>	<p><b>TRF-4</b> All future transportation related improvements in the Project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.</p>
<p><b>Impact 4.15-5: Emergency Access</b></p> <p>Would the project result in inadequate emergency access?</p>	<p>Less than Significant with Mitigation</p>	<p><b>TRF-5</b> All implementing projects in the Project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County’s discretionary application review process.</p>
<p><b>Impact 4.15-6: Public Transit</b></p> <p>Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities?</p>	<p>Less than Significant with Mitigation</p>	<p>No additional mitigation is necessary.</p>



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<b>Cumulative Impacts</b>  Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Potentially Significant Impact	Unavoidable impact.

## 1.6 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

While the specific mitigation measures summarized above would reduce the level of many significant impacts to a less than significant level, the Draft EIR identified the following areas where, after implementation of feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated. Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. These potential benefits will be set forth in a “Statement of Overriding Considerations”, which is required by CEQA prior to approving a project with unavoidable significant impacts. In addition, as discussed in the Draft EIR, the proposed “Project”, while representing a substantial increase in new development compared to existing conditions, it is considerably less dense than currently allowed in the County’s General Plan Policies and zoning classifications.

### PROJECT IMPACTS

#### Agricultural and Forestry Resources

While the Project policies and implementing zoning classifications would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability) and would allow development of up to 25 percent of the total Project area based on proposed Policy SWAP 1.2 which allows up to 25 percent of a subject site to be developed with winery and other associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.).

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

#### Air Quality

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors.

#### Greenhouse Gas Emissions

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

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



## **Noise**

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

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

## **Public Services and Utilities**

### *Fire Protection Services*

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

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

### *Libraries*

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

## **Traffic**

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

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

### **Growth-inducing Impact**

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

## **CUMULATIVE IMPACTS**

### **Air Quality**

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors. If the County of Riverside approves the Project, the County shall be required to adopt findings of fact in accordance with Section 15091 of the CEQA Guidelines, as well as adopt a Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.

### **Greenhouse Gases**

Implementation and compliance with the County's policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above SCAQMD's draft mass emission thresholds and CARB's per capita threshold. Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State's goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

### **Noise**

Buildout of the Project would result in potential cumulative noise level increases along major roadways. Project implementation would result in significant cumulative noise impacts that could not be mitigated with the implementation of the proposed policies and mitigation measures. Thus, the Project would substantially contribute to cumulative mobile source noise impacts.

It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. The Project may result in significant stationary source impacts, even with implementation of mitigation measures and applicable policies and ordinances.

### **Public Services and Utilities**

The Project may, in combination with existing conditions and other future implementing projects, result in unavoidable significant cumulative impacts in the areas of fire protection services and library services.

## **Traffic**

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

## **1.7 SUMMARY OF PROJECT ALTERNATIVES**

This is a summary of the Project alternatives described in Section 6.0, *Alternatives*, which contains a detailed discussion. The Project alternatives have been designed to achieve the Project objectives and to minimize/reduce/alleviate identified environmental impacts, or were specifically requested for consideration during the preparation of the EIR.

The Project alternatives considered in EIR No. 524 are:

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

Alternatives rejected from further consideration:

- Pending General Plan Amendments Approval Alternative (“Pending Amendments Alternative”)
- Alternative Location Alternative
- One Policy Area / One Zone Alternative
- No Build Scenario/Existing Condition Alternative

Descriptions of the first three rejected alternatives (i.e., Pending General Plan Amendments Approval, Alternative Location, and One Policy/One Zone Alternatives) are provided in Section 6.4 of this Draft EIR. However, a description of the No Build Scenario/Existing Condition Alternative is provided, as it describes the CEQA baseline against which the Project is analyzed (an alternative in which only existing development occupies the site).

### **NO BUILD SCENARIO/EXISTING CONDITION ALTERNATIVE**

The No Build Scenario/Existing Condition Alternative (“No Build Scenario”) assumes that the future implementing projects envisioned under the Project would not occur, and the Project site would remain in its existing condition. This alternative assumes the breakdown of land use acreages listed in Table 3.0-1, *Existing Land Use Acreages*, provided in the Project Description. Essentially, this alternative assumes that only the existing development that is presently on the ground would occupy the Project site into the future.

No additional implementing projects would be considered/approved/developed within the Project site. The existing wineries, residential, equestrian and vacant, open space would remain, and property owners may continue to utilize their parcel as they are currently being used.

It is important to note that this alternative does not reflect the future growth envisioned in the Southwest Area Plan, existing Citrus Vineyard Policy Area, or the Project objectives. The site is currently

designated for development in a manner relatively similar to the Project (albeit with more development intensity and density and more incompatibility in land uses). The County's General Plan reflects this designation, and there have been no indications by County staff, elected officials or the public through the EIR scoping process that there is a desire to preserve the site in its current state and without additional infrastructure support.

The No Build Alternative does not meet many of the basic Project objectives because it does not implement a comprehensive and cohesive plan for the physical and economic development of the Project area, does not enhance the Wine Country region's viniculture potential, rural lifestyle and equestrian activities, does not continue to allow for an appropriate level of commercial tourist activities, does not coordinate where and under what circumstances future growth should be accommodated, and does not develop provisions to ensure that future growth is balanced and coordinated with appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

It does not provide for adequate water distribution, sewer, flood control, circulation, and water quality improvements. The No Build Alternative would also be inconsistent with the County General Plan, would fail to provide increased revenue, employment and entertainment opportunities within the County, and would not provide the various infrastructure and service improvements associated with the Project. For these reasons, this Alternative is not under consideration by the County.

### **NO PROJECT/EXISTING GENERAL PLAN POLICIES AND ZONING CLASSIFICATIONS ALTERNATIVE**

In accordance with CEQA Guidelines, the No Project Alternative for a project on an identifiable property or set of properties consists of the circumstance under which the project does not proceed. Section 15126.6(e)(3)(A) of the Guidelines states that, "when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the 'no project' alternative will be the continuation of the existing plan..." For purposes of this analysis, the No Project/Existing General Plan Policies and Zoning Classifications Alternative ("No Project Alternative") assumes this condition. Accordingly, the No Project Alternative assumes that development of implementing projects as allowed under the Project would not occur, and that the Project site would instead remain subject to the provisions contained within the current, non-amended General Plan and Zoning Ordinance. Each parcel within the site would be subject to the requirements of its corresponding General Plan land use designation for those properties outside of the Citrus/Vineyard and Valle de los Caballos Policy Area. For parcels within these Policy Areas, the General Plan land use designation would apply, in conjunction with the applicable zoning classifications. This alternative also assumes that most of the entitlements applications currently on file with the County would be approved and constructed as proposed within the Project site.

The existing General Plan and Policy Areas (i.e., No Project Alternative) in their current state are anticipated to provide a mix of uses which would include a larger number of acres within the Rural and Rural Community Foundation Components (as displayed in Table 3.0-3). However, with these existing regulations, the build-out of the Project area is anticipated to include less acres under the Agriculture and Open Space Foundation Components. The existing General Plan would not establish the proposed three Districts (i.e., Winery, Residential, and Equestrian) as proposed under the Project and, thus, would not ensure to the same degree the long-term viability of the wine industry and would not serve to protect the community's equestrian and rural lifestyle.

The existing General Plan in its current state (i.e., pursuant to the existing Citrus/Vineyard Policy Area) would require incidental commercial uses for wineries on a minimum of 10 acres. The Project would



## 1.0 Executive Summary

require a minimum of 10 acres only for these uses on existing wineries identified in the SWAP (Figure 4a). For all other wineries incidental commercial uses a 20-acre minimum lot size would be required.

Based on the existing land uses designation and Policy Areas within the Project area, this alternative would result in a 58.4% increase in dwelling units and population, while generating a 25.4% increase in employment/other (which is the category used to quantify the number of employees and tourists anticipated to visit the Project area) compared to the Project.

The existing General Plan would not include the circulation improvements identified in the traffic study prepared for the Project (i.e., traffic signalization, re-striping, addition of lanes, dedication of lanes, creation of intersections, creation of new roadway linkages). While nothing in the existing General Plan or zoning would preclude these improvements from developing at a later date with the appropriate permits and approvals (e.g., GPA), this alternative does not propose or plan for these updates to the circulation network. The General Plan, Trails and Bicycle System map (Figure 8) would also remain as is, meaning compared to the Project, the Project area would not provide the same level of pedestrian, equestrian, and bicycle circulation options.

This Alternative, due to its substantially greater density than the proposed Project, would result in substantially greater impacts in nearly all environmental topical areas, particularly for traffic, air quality, noise, aesthetics, and public services and utilities. A detailed quantitative comparison of the No Project Alternative with the proposed Project is provided below in Table 1.0-2 of this Draft EIR, and in Appendix J of this Draft EIR. For these reasons, this Alternative is not under consideration by the County.

Table 1.0-2  
Comparison of Land Uses between the No Project/Existing General Plan Policies and Zoning Classifications Alternative and the Project<sup>1</sup>

Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
	Acres	DU	Population	Employees <sup>2</sup>	Acres	DU	Population	Employees / Others
<b>AGRICULTURE FOUNDATION COMPONENT</b>								
Agriculture (AG)	6167	308	929	308	9,644	482	1,452	482
Agriculture Foundation Sub-Total:	6167	308	929	308	9,644	482	1,452	482
<b>RURAL FOUNDATION COMPONENT</b>								
Rural Residential (RR)	6,457	969	2,917	NA	3,102	465	1,401	NA
Rural Mountainous (RM)	589	29	89	NA	370	19	56	NA
Rural Desert (RD)	0	0	0	NA	0	0	0	NA
Rural Foundation Sub-Total:	7,046	998	3,005	0	3,472	484	1,457	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>								
Estate Density Residential (RC-EDR)	3,287	1,150	3,465	NA	2,714	950	2,861	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA	0	0	0	NA
Rural Community Foundation	3,287	1,150	3,465	0	2,714	950	2,861	0



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Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
Sub-Total:								
<b>OPEN SPACE FOUNDATION COMPONENT</b>								
Open Space-Conservation (OS-C)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	444	NA	NA	NA	985	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0	0	NA	NA	0
Open Space Foundation Sub-Total:	444	0	0	0	985	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>								
Estate Density Residential (EDR)	0	0	0	NA	0	0	0	NA
Very Low Density Residential (VLDR)	6	5	14	NA	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA	0	0	0	NA
Medium Density Residential (MDR)	164	574	1,729	NA	0	0	0	NA
Medium-High Density Residential (MHDR)	0	0	0	NA	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA	0	0	0	NA
Commercial Retail <sup>2</sup> (CR)	0	NA	NA	0	0	NA	NA	0
Commercial Tourist (CT)	1,876	NA	NA	54,889	2,175	NA	NA	43,522
Commercial Office (CO)	0	NA	NA	0	0	NA	NA	0
Light Industrial (LI)	0	NA	NA	0	0	NA	NA	0
Heavy Industrial (HI)	0	NA	NA	0	0	NA	NA	0
Business Park (BP)	0	NA	NA	0	0	NA	NA	0
Public Facilities (PF)	0	NA	NA	0	0	NA	NA	0
Community Center (CC)	0	0	0	0	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0	0	0	0	0
CD Foundation Sub-Total:	2,046	579	1,742	54,899	2,175	0	0	43,522
<b>Sub-total for All Foundation Uses</b>	<b>18,990</b>	<b>3,035</b>	<b>9,141</b>	<b>55,207</b>	<b>18,990</b>	<b>1,916</b>	<b>5,770</b>	<b>44,004</b>
Notes: DU – dwelling units Popn – Population Emp/Others – Employment/Others (category used to quantify the number of employees and tourists anticipated to visit the Project area) [1] No Project Alternative scenario in Winery District assumes business as usual development pattern, thus converting AG into CTs while other land use designations reflect current General Plan land use designations. [2] No Project Alternative does not take into account the tourist generated by this alternative as does the Project's figures. Source: Draft EIR Appendix J, General Plan Land Use Build-Out Analysis								

## REDUCED DENSITY (25% REDUCTION) ALTERNATIVE

The purpose of the Reduced Density Alternative is to reduce impacts from the Project related to the number of units developed and the intensity of commercial development, including wineries. Under this alternative, the total number of residential dwelling units anticipated is assumed to be reduced from 1,916 to 1,437 representing a reduction of 479 units, or approximately 25%. In addition, it is anticipated that commercial square footage would be reduced by 25% under this alternative.

This reduced density alternative may not have the same design features as the Project, and therefore, the impacts of this alternative could be greater than or less than the impacts of the Project with regard to specific issue areas. As a variation of this alternative, the site could be developed with higher density product in a “cluster development” fashion, leaving increased natural open space and reducing the extent and cost of infrastructure improvements and site grading.

The Reduced Density Alternative may not require the same level of circulation, water, sewer, flood control and other infrastructure improvement based on a reduction in population, employment, and tourists within the Project site (due to the lower allowable intensity of use in the Project site).

This alternative may partially accomplish the objectives enumerated for the Project. However, the future growth of the Project area would be reduced compared to the Project. The level of commercial tourist activities envisioned under the current General Plan and this Project would not be reached as effectively through implementation of this alternative, due to less density and interactive synergy produced by the Project’s balance of wineries/commercial tourism, equestrian and residential uses. Feasibility and funding of required infrastructure would also be more challenging under this Alternative due to a reduced development base from which to derive fees and other funding sources, and much of this infrastructure would be similar to that required for the Project. Finally, it should be noted that the “Project” already represents a reduced density from what is currently allowed in the General Plan and Policy Areas.

## ALTERNATIVES COMPARISON

Table 1.0-3, *Comparison of Impacts Resulting from Project Alternatives as Compared to the Project*, compares the potential impacts of the Project with each of the alternatives evaluated in this EIR. A side-by-side comparison of the issues as evaluated in the EIR is provided in Table 1.0-3 for each of the following Project alternatives.

Table 1.0-3  
Comparison of Impacts Resulting from Project Alternatives as Compared to the Project

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

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126(d) of the State CEQA Guidelines indicates that an analysis of alternatives to the Project shall identify one alternative to the project as the environmentally superior alternative. Table 1.0-3 below provides a summary matrix that compares the impacts associated with the Project with the impacts of each of the proposed alternatives. Of the alternatives analyzed in this EIR, the Reduced Density (25%) Alternative is considered environmentally superior overall. Even with a 25% reduction, there would still be significant and unavoidable project impacts associated with air, greenhouse gas emissions, agricultural resources, noise, traffic, and growth-inducing impacts.

## 1.8 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 (b)(2) and (3) requires that the EIR summary identify areas of controversy known to the lead agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how to, mitigate significant adverse physical impacts. Based on



### 3.1 PROJECT SUMMARY

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.6 below for a detailed description of the various Project characteristics.

### 3.2 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County’s prime agriculture lands within the Temecula Valley.

### 3.3 EXISTING AND SURROUNDING LAND USES

#### EXISTING GENERAL PLAN LAND USES/ ZONING CLASSIFICATIONS

The existing General Plan land uses within the Project area currently consist of a mixture of Agriculture: Agriculture (AG:AG)<sup>1</sup>, Rural: Rural Residential (R:RR) and Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), and Community Development: Commercial Tourist (CD:CT) and Medium Density Residential (CD:MDR).

In addition, the zoning for the Project area primarily includes Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-C/V), Light Agriculture (A-1), Heavy Agriculture (A-2), Rural Agriculture (R-A), and Rural Residential (R-R) classifications with varying lot size requirements (ranging from ½ to 20 acre minimums).

#### EXISTING LAND USES

Many of the existing uses within the Project area are composed of rural residential, single-family lots (greater than one acre in size), vineyards and wineries and auxiliary uses, citrus groves, equestrian uses including residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time there are a total of approximately 42 existing wineries located within the Project area. Ancillary uses to the wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings. Table 3.0-1, *Existing Land Use Acreages*, below includes a summary of the existing land uses in the Project area.

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<sup>1</sup> General Plan land use designations are listed in the following format - Foundation Component: General Plan Land Use Designation.



## 1.0 Executive Summary

County staff's review of available information and comments received from the general public and other public agencies in response to the Notice of Preparation and public scoping meetings (Appendix A), the following issues may be either controversial or require further resolution:

- Total Dissolved Solids (salinity) in basin groundwater, which is currently limiting new development
- Specific timing and funding for infrastructure is in the process of development for wastewater and transportation, and is yet to be developed for potable/reclaimed water and drainage.
- Noise impacts, both from existing operations and potential future operations, particularly related to special event noise.
- Traffic impacts, on both a local community level and a regional level.
- There are numerous development proposals currently in various stages of County review, some of which may be approved prior to the new Wine Country Community Plan zoning taking effect.
- The ultimate timing, location and nature of future development in the Wine Country is uncertain. County staff has made estimates of future land uses based on detailed review of parcel data using County GIS technologies and community participation.

These issues have been considered in this EIR, where applicable.

Table 3.0-1  
Existing Land Use Acreages

Land Use Description	Acreage <sup>1</sup>
Residential	387
Rural Residential, Low-Density	3,801
Office/ Commercial Uses <sup>2</sup>	880
Public/ Non-Governmental Facilities	79
Industrial/ Manufacturing Uses (includes Mineral Extraction <sup>3</sup> )	159
Utilities/ Miscellaneous Uses	493
Agricultural Uses	4,992
Equestrian Uses	958
Vacant Land	6,090
Roadways (assumed)	1,151
<b>Total</b>	<b>18,990</b>
<sup>1</sup> Acreage assumptions are based on parcel acreages with aerial interpretation analysis and assessor parcel records. <sup>2</sup> Existing winery acreages haven divided into agricultural and commercial tourism and to a lesser extent manufacturing. <sup>3</sup> According to SCAG Land Use categories, approximately 15 acres of the Project area contains mineral extraction-related uses. Source: Riverside County Planning Department	

## SURROUNDING LAND USES

The Temecula Valley Wine Country region of Riverside County is surrounded by the urbanizing cities of Temecula and Murrieta to the west, San Diego County to the south, and the unincorporated community of Sage to the east. Land uses within the Project area include agricultural and natural open spaces, rural communities and estate lots, to vacant land designated for future residential and commercial developments, existing residential and commercial development associated with wineries depending on their locations. Adjacent land uses include all of the foregoing and also include existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, campgrounds and RV parks, and related recreational amenities are also located in the immediate vicinity of the Project area.

## 3.4 PROJECT GOALS AND OBJECTIVES

Section 15124(b) of the CEQA Guidelines indicates that an EIR should include “a statement of objectives sought by the proposed Project.” The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery operations within this part of the County.

The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area's viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community's vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region's viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

## 3.5 BACKGROUND AND HISTORY

The Project is located in the southwestern portion of Riverside County and is covered by the Southwest Area Plan (SWAP) of the County's General Plan. This area contains some of the most important agricultural lands in the County. In response to the increased development activity that has occurred in the area over the past decade, County staff is currently conducting a comprehensive review of the region's vision, policies and development standards as part of the County's General Plan update, initiated in 2008. Previous efforts to guide development in the SWAP included the creation of two policy areas intended to promote agricultural and equestrian uses described below.

### CITRUS VINEYARD POLICY AREA

In 1989 the County recognized the special character of a portion of the Project area by creating the "Citrus Vineyard Policy Area" within the Southwest Area Plan. This Policy Area encompasses a majority of the agricultural uses within the Project area (east of Temecula and north/south of Rancho California Road as depicted on Exhibit 3.0-3, *Existing Policy Area Overlay*). The Citrus Vineyard Policy Area included specific policies to ensure the protection of the community's distinct character and to ensure continuation of its rural lifestyle along with the continued development of wine production in southwestern Riverside County. The wineries that dot this Policy Area are both a significant tourist attraction and an economic engine that provides significant benefit to the County and surrounding municipalities. The policies of the Citrus Vineyard Policy Area are also intended to protect against the development of uses that are incompatible with agriculture and which could lead to conflicts with adjacent uses. The following policies have been established for the Citrus Vineyard Policy Area:

- 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.

### 3.0 Project Description

These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a “rural” or “wine-country” theme and by discouraging curbs, gutters, sidewalks, and street lights.

- SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.
- SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.
- SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens in conjunction with wineries on 10 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.
- SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and special occasion facilities on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.
- SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.

### VALLE DE LOS CABALLOS POLICY AREA

This Policy Area is located east of the City of Temecula, west of the Vail Lake Policy Area and south of the Citrus Vineyard Policy Area (Exhibit 3.0-3, *Existing Policy Area Overlay*). The Valle de los Caballos area is characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is subdivided into parcels of 10 acres or more, which fosters a very low intensity, rural lifestyle. The primary policy established for this area is as follows:

- 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.

### 3.5.3 WINE COUNTRY COMMUNITY PLAN HISTORY

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Project in an effort to both preserve the area's distinct rural character and enhance its economic contribution to the County over the long term. The BOS approved funding for the Project in March 2009. As presently envisioned, the Project incorporates the Citrus Vineyard Policy Area, the Valle de los Caballos Policy Areas and additional, adjacent unincorporated areas with similar characteristics. Since its initiation, the Project has achieved the following milestones:

- June 2009 - County staff initiated the Wine Country Vision 2020 survey, which sought input from the Wine Country residents/property owners within the Project area to refine the vision for the Temecula Valley Wine Country, regarding this unique community's future.
- July 2009 - Planning staff introduced a land use proposal to reflect Supervisor Stone's vision to a smaller Advisory Committee comprised of vintners.
- December 2009 - The Advisory Committee expanded to include equestrian interests and environmental work efforts in support of the Project was initiated pursuant to California Environmental Quality Act (CEQA). Components of the Project included General Plan Amendment No. 1077 - Southwest Area Plan (Policy Area, Circulation and Trails Networks), an amendment to the County's Zoning Ordinance No. 348 to create the "Citrus Vineyard (C-V) and commercial Citrus Vineyard (C/C-V)" zones, and revisions to the adopted Citrus Vineyard Policy Area Design Guidelines.
- January 2010 - The Advisory Committee began holding monthly meetings to discuss issues associated with the Project.
- July 2010 - The Committee expanded further to include residential stakeholders and requested assistance for a Real Use Inventory of properties within the Project area.
- October 2010 - Following an open house, County staff addressed the issue of non-conforming uses within the Project area by changing focus on the General Plan.
- January 2011 – County staff initiated the process of retaining an environmental consultant to assist with the preparation of the Program EIR.
- May 2011 to Present – Beginning in May, County staff has been working closely with several stakeholders (including public agencies and other interested parties) as well as their consultants to complete the preparation of the Draft Program EIR. This process has included numerous meetings with County staff, other public agency staff, the environmental consultants, and technical consultants and the preparation of studies in support of the Program EIR's environmental analysis. Working together this group prepared the Draft Program EIR for release for public review.

## 3.6 PROJECT CHARACTERISTICS

### OUTLINE OF INDIVIDUAL WINE COUNTRY COMMUNITY PLAN (PROJECT) COMPONENTS

The Project, which requires the approval of General Plan Amendment No. 1077 and Zoning Ordinance Amendment No. 348.4729, includes the following components:

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

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- Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
  - Revisions to the SWAP Statistical Summary. Table 2;
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
  - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
  - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
  - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
  - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
  - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

Note that the Notice of Preparation and Initial Study (2009) for the Project included a “review and update of the existing County Ordinance... including... Ordinance No. 348” and a Change of Zone No. 7711, which was intended to include parcel “specific zoning map changes... to ensure consistency between the General Plan and County Ordinance No. 348”. However, through the collaborative process of Project development with the Advisory Committee, it was determined that consistency would be better implemented on a project-by-project basis in accordance with the proposed amendment to Zoning Ordinance No. 348. Therefore, Change of Zone No. 771 is no longer being proposed as part of this Project. The Project still includes the amendment to Riverside County Zoning Ordinance No. 348 under Ordinance Amendment No. 348.4729 as described above.

### WINE COUNTRY COMMUNITY PLAN LAND USES

The Project is intended to prepare for future controlled growth within southwestern Riverside County and to achieve the following four objectives within the Project area:

- Increase viticulture potential;
- Protect rural lifestyle and equestrian activities;
- Allow appropriate levels of commercial tourist activities; and
- Ensure that future growth within the Project area is coordinated to avoid land use conflicts and provide appropriate levels of public facilities, services, and infrastructure.

Unlike the parcel-specific land use designations of the usual General Plan Land Use Plans, the Project makes use of the Temecula Valley Wine Country Policy Area to depict the region’s three distinct

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districts: Winery, Residential, and Equestrian. As such, these Districts require unique methodologies for determining population, dwelling unit and employment/winery projections.

Table 3.0-2, *Wine Country Planning Assumptions* provides a typical land use breakdown for each District. The following are general guidelines intended to indicate an anticipated mix of uses and to provide a means for calculating estimated build out projections. In the course of Project implementation, the actual land use breakdown will be determined on a case-by-case basis as implementing projects occur and is expected to differ somewhat from the assumptions below. As described above, the Winery impact generation for commercial land uses in the Winery District differs from the commercial land use assumptions of the Residential and Equestrian Districts. Residential and Equestrian Districts use combination of assumptions in General Plan and Winery, since the two Districts could potentially have other commercial uses different from the Winery District, especially in the Equestrian District.

Table 3.0-2  
Wine Country Planning Assumptions

Land Use	Winery	Residential	Equestrian
Agriculture	54%	30%	75%
Rural Residential	9%	30%	16%
Rural Mountainous	-	5%	3%
Estate Density Residential (RC)	9%	33%	-
Open Space-Conservation Habitat	10%	-	-
Commercial Tourist (General Plan)	-	-	4%
Commercial Tourist 1 (Small)	3%	2%	2%
Commercial Tourist 2 (Medium)	6%	-	-
Commercial Tourist 3 (Large)	9%	-	-
<b>Acreage Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

As previously noted, the Project covers approximately 18,990 acres of land proposed for winery, rural residential and equestrian uses in the unincorporated areas east of the City of Temecula (Exhibit 3.0-4, *Wine Country Community Plan Area*). The land uses that would be allowed by the Project are similar to the existing uses currently allowed by the existing General Plan and Zoning Ordinance No. 348; however, the apportionment of these uses would be altered. Refer to Table 3.0-3, *Land Use Designations by Foundation Components*. Foundation Components are a grouping of similar land uses designations. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development.



Table 3.0-3  
Land Use Designations by Foundation Components

	Acres	Dwelling Units	Population	Employment/ Other
<b>Agriculture Foundation Component</b>				
Agriculture (AG)	9,644	482	1,452	482
<b>Agriculture Foundation Sub-Total:</b>	<b>9,644</b>	<b>482</b>	<b>1,452</b>	<b>482</b>
<b>Rural Foundation Component</b>				
Rural Residential (RR)	3,102	465	1,401	NA
Rural Mountainous (RM)	370	19	56	NA
<b>Rural Foundation Sub-Total:</b>	<b>3,472</b>	<b>484</b>	<b>1,457</b>	<b>0</b>
<b>Rural Community Foundation Component</b>				
Estate Density Residential (RC-EDR)	2,714	950	2,861	NA
<b>Rural Community Foundation Sub-Total:</b>	<b>2,714</b>	<b>950</b>	<b>2,861</b>	<b>0</b>
<b>Open Space Foundation Component</b>				
Open Space-Conservation Habitat (OS-CH)	985	NA	NA	NA
<b>Open Space Foundation Sub-Total:</b>	<b>985</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Community Development Foundation Component</b>				
Commercial Tourist (CT)	2,175	NA	NA	43,522
<b>CD Foundation Sub-Total:</b>	<b>2,175</b>	<b>0</b>	<b>0</b>	<b>43,522</b>
<b>SUB-TOTAL FOR ALL FOUNDATION USES:</b>	<b>18,990</b>	<b>1,916</b>	<b>5,770</b>	<b>44,004</b>
Source: Draft EIR Appendix J, Land Use Buildout Analysis				

Based on the land use assumptions for the Project, the County is anticipating that implementation of the Project, at full build-out, will result in approximately 1,916 dwelling units resulting in a population of 5,770 residents. In addition to this, approximately 44,004 employees and visitors are anticipated to work/ visit the Project area at buildout. It is anticipated that a majority of new implementing projects that occur will be focused on the vacant and agricultural lands within the Project area, which are scattered throughout the three Districts. The anticipated development is consistent with the primary objectives of the Project, which seeks to ensure that future growth is balanced and coordinated in such a way that the rural lifestyle, viticulture, and equestrian activities in the Project area are preserved and enhanced.

#### **County-Preferred Land Use Alternative**

During the development of the Project, County staff developed different land use scenarios for the Project area's various sub-regions. The development scenario described above, and analyzed in the Program EIR, is considered the "worst-case" scenario or most intense potential scenario within the 18,990-acre Project area. However, County staff has identified potential areas that may ultimately be excluded from the Project due to environmental issues and/or land use conflicts. CEQA requires the Program to base its impact analysis on the projected "worst-case" buildout scenario; however, the Program EIR environmental analysis and public hearing process is expected to result in the identification of a "County-Preferred Land Use Alternative" that would provide for the development of a modified plan that reduces identified impacts as compared to those analyzed in this Program EIR. This potential

reduction could result in a reduced Project footprint and/or land use changes that would result in less intense development than presently proposed in the “worst-case” development scenario. Refer to Exhibit 3.0-5, *Wine Country Policy Area with Districts*. This alternative may be considered and approved by the Board of Supervisors and incorporated into the identified Project implementation documents noted above.

## TEMECULA VALLEY WINE COUNTRY POLICY AREA

As depicted in Exhibit 3.0-5, *Wine Country Policy Area with Districts*, the Temecula Valley Wine Country Policy Area is divided into three Districts – Winery, Equestrian and Residential – to ensure the long-term viability of the area’s wine industry while protecting the community’s equestrian rural lifestyle. Each District of the Policy Area has a corresponding implementing zone, except the Winery District, which has two implementing zones: one for existing wineries (Wine Country - Winery Existing [WC-WE]) and another for proposed wineries (Wine Country - Winery [WC-W]).

The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies applying to each District provide for complimentary uses distinct to the delineated District. These policies are intended to protect against the development of uses that would be incompatible with existing agricultural and equestrian uses, so as to avoid future land use conflicts. These policies would also establish the basis for future land use decisions and a framework for the Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of the area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:

- SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.
- SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.
- SWAP 1.3 Permit 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 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential district where a density of five (5) acres minimum shall apply.

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- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

#### **Wine Country – Winery District**

The Wine Country – Winery District generally encompasses the area formerly covered by the Citrus/Vineyard Policy Area and includes additional areas to the east and south. This District primarily consists of wineries and auxiliary uses, such as wine tasting rooms, hospitality accommodations, restaurants, and special facilities for weddings or other events. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are an integral part of the Temecula Valley Wine Country economy. Policies proposed for the Winery District include:

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.
- SWAP 1.10 Allow the 28 existing wineries shown on Figure 4a to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.
- SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone.

#### **Wine Country – Equestrian District**

The Wine Country – Equestrian District generally encompasses the area formerly covered by the Valle de los Caballos Policy Area. This District consists primarily of large estate lots with custom home site, large commercial horse ranches, small independent ranches, stables, and other equestrian service facilities and amenities including facilities which hold national and international competition events. The purpose of the Equestrian District is to ensure continuation of and encourage future development of equestrian uses in the Temecula Valley Wine Country Policy Area to make this community a destination that would be unique in the nation. Policies specific to the Equestrian District include:

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- SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.
- SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

#### **Wine Country – Residential District**

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. This District consists of both small and large ranch estate communities, vineyards, and groves. The purpose of the Residential District is to encourage permanent residential estates in this region to balance the tourism related activities. Policies specific to the Residential District include:

- SWAP 1.14 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.
- SWAP 1.15 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set aside as vineyards or equestrian land.

#### **EXISTING WINERIES**

Currently, there are currently approximately 42 wineries operating within the Project area (Exhibit 3.0-6, *Existing Wineries*). These wineries are categorized as small, medium, or large based on the amenities offered onsite. Small winery operations typically have vineyards and tasting rooms, whereas medium wineries have vineyards, tasting rooms, and a combination of one or two additional ancillary uses such as restaurants, special occasion facilities, or lodging facilities. Large-size wineries typically include vineyards, tasting rooms, and resort-type uses (such as lodging, special occasion facilities, restaurants, spas, etc...).

#### **PROJECT CIRCULATION**

The vehicular circulation system in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215, which run north towards the Cities of Corona and Moreno Valley, respectively. I-215 merges with I-15, in the City of Temecula. Access to the Project area is obtained via State Route 79 (South) or Rancho California Road from Interstate 15. The Project area can also be accessed from Winchester Road (State Route 79 North) where it intersects with Washington Street/Scott Road in French Valley and heads south changing its name to Buck and then to Borel Road at the northwest corner of the Project area before becoming Rancho California Road. Access from the northeast can also occur via DePortola Road and Sage Road, which connect the Project area to the southeastern portion of the City of Hemet. Rancho California and De Portola Roads are considered Mountain Arterials (110' ROW), generally run southwest to northeast through the Project area serving the rural areas east of Temecula. Major (118'

right-of-way (ROW)) and Collector (74' ROW) roads branch off from these major roadways in a generally north-south direction and provide access to local neighborhoods. Due to the rolling topography of the Project area, the roadway network is less complex than found in more urbanized areas. Details of the proposed circulation system and roadway/traffic control improvements can be found in Section 4.14 of this Program EIR, *Transportation and Traffic*, and on Exhibit 3.0-7, *Proposed Circulation Map*. The following is a summary of existing circulation and proposed improvements.

The traffic study prepared for the Project recommends innovative street improvements, which would minimize/ reduce traffic impacts created by implementing projects allowed pursuant to the Project. These improvement include, but are not limited to:

- Roundabouts – Five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient volume capacity and traffic calming on this critical road. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento, Monte De Oro Road and Glenoaks Road. These roundabouts will allow vehicular, equestrian, bicycle and pedestrian traffic to interact through the intersection more efficiently and safely while keeping its natural wine county landscape.
- Traffic Signalization/Signs – the construction of traffic signals/signs for pedestrians, bikers, and equestrians are proposed at strategic locations to promote non-motorized circulation in the Project area;
- Re-striping – re-striping of intersections/ roadways to accommodate additional traffic, additional turn lanes, or increase traffic flow;
- Number of Lanes – several roadways have been downgraded from the County's Circulation Element (as shown on Exhibit 3.0-7 and described in Section 6 of the TIA, Appendix I) to maintain the rural character of the Project area;
- Dedication of Lanes – dedication of lanes to particular uses, such as right turn only or left turn only lanes;
- Creation of Intersections – the creation of new signalized intersections or the creation of roundabouts to allow for greater vehicle movement within the Project area;
- Creation of new roadway linkages – the creation of new roadways within the Project area allowing for vehicular movement in areas where movement was previously unavailable.

With these improvements, the Project area circulation would become more efficient and accommodate additional traffic anticipated to result from the buildout of the Project area. It should be noted that many of the anticipated improvements associated with the Project could occur in areas outside of the Project area (i.e., "Offsite Improvements"). Such offsite improvements would be critical components of the overall circulation system and would help ensure that impacts associated with Project-facilitated development located outside of the Project area would be reduced and minimized. Implementation of these proposed roadway improvements may require the payment of fees and assessments to the affected jurisdictions or physical construction of the improvements by or in connection with future Project area development to ensure that Project-related traffic impacts are reduced/ minimized as Project area development proceeds over time.

In addition to the construction of physical improvements, the County is also proposing implementation of Traffic Demand Management strategies to reduce traffic impacts within the Project area and surrounding areas. The purpose of implementing these strategies would be to reduce the total number

of vehicles traveling through the Project area, while maintaining or increasing the number of people visiting the winery related establishments. These strategies may include development of park-and-ride facilities, bus tour facilities, and/or designated businesses that provide shuttle service to the wineries within the Project area.

### **Non-Vehicular Circulation**

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users as an integral part of the County's circulation system. These facilities serve both as a means of connecting the unique communities and activity centers throughout the County and as a means of facilitating modes of transportation with no emission of air pollutants or GHGs. Within the SWAP, a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel while providing attractive recreational opportunities. However, it does not connect all the existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. A Trails Subcommittee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region's destination places and users' needs. As a result of their work effort, Figure 8 (Trails and Bikeway System Map) of the SWAP would be revised through GPA No. 1077. Exhibit 3.0-8, *Proposed Trails Network*, illustrates the revisions proposed under GPA No. 1077 to the current SWAP Trails and Bicycle System map (Figure 8).

### **Circulation Improvement Funding**

As this Program EIR is being prepared, the County is weighing the various options to fund the proposed circulation system improvements needed to address potential impacts to the area circulation system that would be created by the incremental implementation of development permitted pursuant to the Project. The County currently imposes development impact fees on projects located within the Southwest Area Plan. As part of an ongoing process, the County would review the adequacy of these fees to cover the costs associated with proposed street improvements designed to mitigate the anticipated traffic. At the time of this writing, the County is investigating the feasibility of such funding mechanisms as the creation of a Community Facilities District (CFD), the use of a Community Service Area (CSA) assessment, individual assessments and fee imposed on implementing projects as conditions of approval.

## **PROJECT INFRASTRUCTURE**

### **Domestic Water Distribution**

The majority of the Project area is served by the Rancho California Water District (RCWD), which provides water service for the cities of Temecula and Murrieta and adjacent unincorporated areas. A detailed discussion of water supply and water supply infrastructure for the Project area is contained in Section 4.13 of this Program EIR, *Public Services, Recreation and Utilities*.

At full buildout, assuming the "worst-case" development scenario possible pursuant to the Project, there would be an approximately 38 percent increase in water demand within the Project area as compared to the demand anticipated pursuant to the current General Plan land use designations (but not taking into account the Citrus Vineyard and Valle de los Caballos Policy Areas).

RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project

area are shown on Exhibit 3.0-9, *WFMP Proposed Facilities*. These facilities include the major infrastructure components anticipated for the Project area. The sizing of the master planned facilities as well as the distribution pipelines would require analysis when a future implementing project requests water service to ensure redundancy, hydraulic availability and constructability.

### Wastewater (Sewer) System

Eastern Municipal Water District (EMWD), which currently provides sewer service to the City of Temecula, a portion of the City of Murrieta, and unincorporated area in Riverside County within the EMWD's Temecula Valley service area, would be expected to provide sanitary sewer service and wastewater treatment to the Project area. In May 2011, EMWD completed the Wine Country Infrastructure Study (WCIS) to assess the potential projected service needs of existing uses within the Project area as well as anticipated growth that would be facilitated by the adoption and subsequent implementation of the Project. Details of the proposed wastewater collection and treatment facilities that are planned to serve the Project area are provided in Section 4.13 of this Program EIR.

EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives from the WCIS are provided below.<sup>2</sup> Note that this study is currently being refined by EMWD. In discussing these alternatives, it is helpful to differentiate the three subareas within the boundary of the Project area: Lower Wine Country (Lower WC) is the western portion of the Project area that generally can be connected to the existing Rancho California Road sewer without pumping; Upper Wine Country (Upper WC) is the northern portion of the Project area that would require pumping to connect to the existing system; and the Highway 79 area is the southern portion of Wine Country that is generally tributary to the existing sewer in Highway 79.

**Alternative A** is considered the base alternative where Lower WC is served by the Rancho California Road sewer, Upper WC is served by the Nicolas Road sewer, and the Highway 79 area is served by the Highway 79 sewer. Lower WC is naturally tributary to Ranch California Road and the Highway 79 area is generally tributary to the Highway 79 sewers. Upper WC will require pumping to route Project wastewater flows to the existing collection system along Nicolas Road. A network of regional facilities would be required to provide sewer service to the Project area for Alternative A. These regional facilities are defined in the EMWD Wine Country Infrastructure Study (WCIS).

**Alternative B** (the Nicolas Road Alternative) routes both Upper WC and Highway 79 area flows to the Nicolas Road sewer. The Lower WC area remains served by the Rancho California Road sewer, as in Alternative A. Alternative B routes flows from the Highway 79 area, through the Upper WC area, and ultimately towards the Nicolas Road sewers. A lift station located along Highway 79 (South Calle Contento Lift Station) would intercept the Highway 79 flow and deliver it via a force main to a proposed sewer in Upper WC. From that point, new sewers and a new lift station along Calle Contento, north of Rancho California Road, are needed to deliver the combined Highway 79 and Upper WC flows to the existing Nicolas Road sewer.

**Alternative C**, proposes that all flows are routed to the Rancho California Road sewer from the Project area. To accomplish this, Alternative C requires that both the Highway

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<sup>2</sup> Eastern Municipal Water District, Wine Country Infrastructure Study, pgs. 5-1 through 5-14 (May 2011). Note that this study is currently in draft form.

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79 and Upper WC areas be pumped to Lower WC. Alternative C routes flows from the Highway 79 area, via a lift station and force main along Butterfield Stage Road. Upper WC is routed to Lower WC, via a lift station and force main along Rancho California Road, just west of Calle Contento.

EMWD developed flow scenarios for their analysis assuming that at buildout 4.21 million gallons per day (mgd) of total effluent will be generated by the Project area. Based on the analysis conducted by EMWD, it was determined that each alternative could accommodate anticipated flows.

### **Septic Facilities**

Numerous properties within the Project area currently utilize septic systems for wastewater disposal. At this time, the San Diego Regional Water Quality Control Board (RWQCB) is concerned about the use of onsite wastewater treatment systems (OWTS) within the Project area due to groundwater quality concerns. In response to this, RWQCB has requested that all commercial implementing projects proposing OWTS with an average aggregate (total) wastewater flow greater than 1,200 gallons per day (gpd) must be referred to them for assessment of compliance with water quality standards.<sup>3</sup> Note that the 1,200 gallon per day standard is under review by RWQCB and may not remain in place throughout the life of the Project. Residential projects would be limited to the 1,200 gpd average aggregate wastewater flow regardless of the number of family units. It is possible that future implementing projects within the Project area Country may include OWTS as the wastewater solution (refer to Section 4.13, *Public Services and Utilities* for additional details).

### **Drainage Facilities**

As build out of the Project occurs, incremental onsite drainage improvements would be constructed to control any increased flows above the natural condition and the need for additional major public storm water management infrastructure improvements is not anticipated. The onsite detention and slow release of incremental flows would be expected to prevent any increase in downstream erosion or sediment load. Preservation of existing natural drainages and their associated habitat is anticipated as implementing projects within the Project area are proposed due to the continued enforcement of existing federal, State, and regional/local regulations. Refer to Section 4.9, *Hydrology & Water Quality* for additional discussion.

## 3.7 PROJECT PHASING

Build out of the Project area is anticipated to occur in year 2035 and would be driven by market demand and conditioned by the availability of infrastructure capacity. For planning purposes, a build-out projection was performed by County staff. Table 3.0-4, *Wine Country Buildout Projection*, illustrates a potential development pattern for wineries based on the Project-wide land use capacity pursuant to the Project. Based on this analysis, a total of 56 new wineries of various sizes would be constructed and added to the existing 32 wineries operating in the Winery District. Currently there is one existing winery in the Residential District (Briar Rose Winery) and no wineries in the Equestrian District. To calculate the number of wineries, a land use study was conducted that:

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<sup>3</sup> San Diego Regional Water Quality Control Board. *Temecula Valley Wine Country Memorandum*. Submitted to Mr. Steve Van ,Stockum, Director of Riverside County Department of Environmental Health (May 27, 2010).



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1. Analyzed existing and proposed winery uses to determine the appropriate proportion of commercial, agricultural, and manufacturing uses;
2. Inventoried parcel sizes in the area to determine the land use capacity based on acreages; and
3. Examined existing and proposed winery records maintained by the County Planning Department and Temecula Valley Winegrowers' Association (TVWA) to determine the development trend in the area for forecasting purposes.

As Table 3.0-4, *Wine Country Buildout Projection*, indicates, the total available land for development of wineries would accommodate approximately 88 wineries, inclusive of those already in operation as of the date of the study, with a mix consisting of 21 large, 37 medium, and 30 small-sized operations in the Winery District and approximately 105, with 21 large, 37 medium and 47 small-sized operation for the entire Project area. It should be noted that this study was conducted at a time when 32 wineries existed within the Project area. Since that time 8 additional wineries have been identified and currently operate within the Project area. At this time it is anticipated that 65 additional wineries will be developed in the Project area based on the buildout analysis prepared by the County and the number of existing wineries currently in operation.

Table 3.0-4  
Wine Country Buildout Projection

	2010	2015	2020	2025	2030	2035 (build-out)	Existing Wineries in Winery District	Proposed Wineries in Winery District	Total Wineries in Winery District
Small	20	6	4	0	0	0	20	10	30
Medium	8	5	5	5	6	8	8	29	37
Large	4	3	5	3	3	3	4	17	21
<b>TOTAL</b>	<b>32</b>	<b>14</b>	<b>14</b>	<b>8</b>	<b>9</b>	<b>11</b>	<b>32</b>	<b>56</b>	<b>88</b>
Note: Small Size Wineries = Vineyard and tasting room Medium Size Wineries = Vineyards, tasting room, and combination of one or two more uses such as restaurants, special occasion facilities, or lodging facilities, Large Size Wineries = Vineyard, tasting room and resort type of uses 105 Total Wineries have been assumed for the entire Project area (47 Small, 37 Medium, 21 Large). 88 in Winery, 6 in Equestrian, and 11 in Residential. All wineries in Equestrian and Residential Districts are small size wineries. Refer to Appendix J for detailed information and assumptions.									

As noted in Table 3.0-4 above, the land capacity for wineries at buildout is approximately 6 and 11 in the Equestrian and Residential District, respectively. All wineries in these Districts would be small sized wineries. In addition, at buildout the projected total amounts of dwelling units in the Equestrian and Residential Districts are 199 and 978, respectively. Within the Winery District 739 units are anticipated. The amount of residential and non-residential development in any given year would depend on a variety of factors, including the cyclical nature of the housing and non-residential markets, funding, and regulatory process.

### PROJECT DESIGN FEATURES

The following Project Design Features have either been incorporated into the Project or have been otherwise stipulated by the County. These following features are considered in each impact section

(i.e., Sections 4.1 through 4.14 of the EIR) and either avoid, reduce, offset, or otherwise minimize identified potential adverse impacts of the Project or serve as “betterments” providing significant benefit to the community and/or to the physical environment:

#### **Aesthetics/Light and Glare**

1. The Project will require that implementing projects adhere to the new development standards proposed under the Zoning Ordinance Amendment. This will include additional setbacks on major roadways, consistent allowable maximum height requirements, etc.
2. The Project will require that implementing projects comply with the Temecula Valley Wine Country Policy Area Design Guidelines which provides recommendation and design guidance for implementing projects and expansion of roadways and trail facilities within the Project area.
3. The Project will require 75% of implementing project on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
4. The Project (revised SWAP Policy 1.5) will require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps except in the Wine Country – Residential District. This large lot size requirement will preserve and enhance the rural feel in the Project area.
5. The Project (revised SWAP Policy 1.6) will encourage agricultural operations, equestrian activities and vineyard planting which will reflect the unique character of this Policy Area.
6. The Project (revised SWAP Policy 1.2) will maintain distinct rural, agricultural and equestrian characters in the Project area through implementation of the Wine Country Districts and corresponding zones.
7. The Project (proposed SWAP Policy 1.11) will allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone, which will effectively reduce building mass, increase open space, and promote the agricultural feel of the Wine Country – Wine District.
8. The Project (proposed SWAP Policy 1.12) will encourage equestrian establishments and permit incidental commercial uses that compliment existing equestrian establishments on lots larger than 10 acres. This will promote the equestrian and rural nature of the Wine Country – Equestrian District.
9. The Project (proposed SWAP Policy 1.15) will encourage residential tract and parcel maps with an overall project density yield not to exceed one dwelling unit per five (5) acres. This large lot size requirement will preserve and enhance the rural feel in the Wine Country – Residential District.
10. The Circulation Element Amendment is anticipated to reduce average daily trips while maintaining the rural feel of Wine Country through adherence to the Temecula Valley Wine Country Design Guidelines. In addition, the Proposed Circulation Map (refer to Exhibit 3.0-7) shows several roadways would be downgraded from the current County’s Circulation Element, and several intersections would be improved through the creation of roundabouts which would enhance or maintain the rural character of the Project area.
11. The Project through the Temecula Valley Wine Country Policy Area Design Guidelines would recommend that all exterior lighting fixtures be directed downward and properly aimed at targeted areas, which will minimize light spillover. The Guidelines would also recommend that, if grading is necessary, contoured slopes or rounded slopes should be manufactured and buffer

zones should be provided between buildings and vineyards for an easy transition from built areas to grapevines.

#### **Air Quality**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce air quality impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease air quality impacts in the Project area and surrounding communities.

#### **Agricultural Resources**

1. The Project will require 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
2. Within the Winery District, implementing project which propose incidental commercial uses will be allowed only on winery sites larger than 20 acres for the WC-W zone and 10 acres for the WC-WE zone.
3. Within the Equestrian District, implementing project which propose incidental commercial uses will be allowed only on equestrian establishments on lots larger than 10 acres.
4. The Project will require 75% of implementing projects involving commercial equestrian establishments be set aside for permanent equestrian lands (proposed Draft Wine Country Zone, Development Standard F.2).
5. Within the Residential District, implementing projects which propose residential tracts or parcel maps will be required to cluster development in conjunction with onsite vineyards or equestrian land such that the overall project density yield does not exceed one dwelling unit per five (5) acres. At least 75% of the implementing project area will be permanently set aside as vineyards or equestrian land.
6. At buildout, the Project is anticipated to result in a total of 9,644 acres of land designated for agriculture-related uses, including equestrian lands.
7. The proposed Wine Country – Equestrian (WC-E) and Residential (WC-R) zones would allow as a permitted use the grazing, keeping or boarding of horses, cattle, sheep, goats, or other farm stock, in addition to other similar agriculture-promoting uses.

#### **Biological Resources**

1. The Project will require 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
2. The Project (revised SWAP Policy 1.5) will require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps except in the Wine Country – Residential District. This large lot size requirement will preserve and enhance the rural feel in the Project area.

### 3.0 Project Description

3. The Project (proposed SWAP Policy 1.11) will allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone, which will effectively reduce building mass, increase open space, and promote the agricultural feel of the Wine Country – Winery District.
4. The Project (proposed SWAP Policy 1.12) will encourage equestrian establishments and permit incidental commercial uses that complement existing equestrian establishments on lots larger than 10 acres. This will promote the equestrian and rural nature of the Wine Country – Equestrian District.
5. The Project (proposed Zoning Ordinance Amendment No. 348.4729) within the Wine Country – Equestrian (WC-E) Zone will allow the following uses related to biological resources:
  - commercial equestrian establishments;
  - the grazing, keeping or boarding of horses, cattle, sheep, goats or other farm stock, excluding hogs;
  - selective or experimental breeding and raising of horses, cattle, sheep, and goats
  - petting zoo;
  - polo grounds or horse show facility;
  - horse racing track or rodeo arena;
  - large animal hospital provided that temporary boarding facilities are established for the purposes of boarding sick or injured animals.

#### **Cultural Resources**

1. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above, which will require large minimum lot sizes from 5 to 20 acres. This would make it reasonable to preserve more open space and reduce the amount of deep excavation and grading within the Project site, reducing the potential for impacts to cultural resources. This would allow more physical space to design to avoid and preserve cultural resources.

#### **Geology, Soils, and Seismicity**

1. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows, reducing reliance on onsite septic treatment facilities. Descriptions of these alternatives are provided above.
2. On-site drainage improvements would be made at the time implementing projects occur to control any increased flows and ensure erosion of downstream environments do not occur.

#### **Greenhouse Gas Emissions**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce air quality impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 (refer to Chapter 3.0 Project Description), which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease air quality impacts in the Project area and surrounding communities.
3. The Project (revised SWAP Policy 1.8) will require that pending adoption of an updated Air

## 3.0 Project Description

Quality Element and Climate Action Plan (CAP), the County will ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

### **Hazards and Hazardous Materials**

There are no Project Design Features that have been developed with specific respect to hazards and hazardous materials.

### **Hydrology and Water Quality**

1. The Project includes requirements to limit the intensity and density of implementing projects, including retention of at least 75% of all winery project acreage as agricultural production, and requiring minimum lot sizes in the Winery, Winery-Existing, and Equestrian Districts, thereby reducing impervious surfaces and associated stormwater runoff.

### **Land Use and Relevant Planning**

1. The Plan would establish three distinct Districts within the General Plan Policy Area to maximize the area's viticulture and related uses, and balance the need to protect existing rural lifestyles in the area.
2. The Project is itself "self mitigating" in that it provides additional policies, land use controls, and design guidelines that are estimated to result in substantially reduced overall land use density and intensity, as well as better coordinated land use planning that allows all three primary land uses to function with minimal conflict.

### **Mineral Resources**

1. The Project reduces the overall density of development in the Project area, thereby reducing the permanent footprint of structures and roads, preserving the option for future mineral extraction;
2. Within the Winery District, the proposed Project requires a minimum of 75% of land set aside for agricultural production (viticulture). This land would remain available for potential future mineral extraction.

### **Noise**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce noise impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above, which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease ambient traffic-generated, operational, and site development noise in the Project area and surrounding communities.
3. The Project will require special occasion facilities that propos indoor events to conduct a Noise Study prior to Plot Plan/CUP approval. Similarly, special occasion facilities that propose outdoor

events will be required to conduct an Acoustical Analysis prior to Plot Plan/CUP approval.

### **Public Services, Recreation and Utilities**

1. The Project proposes the expansion of roadways and trail facilities within the Project area as illustrated in Exhibit 3.0-7 and 3.0-8.
2. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives are provided above.
3. As stated in the Final Integrated Regional Water Management Plan for the Upper Santa Margarita Watershed Planning Region, RCWD is planning to improve groundwater recharge facilities and construct up to 18 new groundwater wells to increase water supply and conjunctive use storage for its service area.
4. RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project area are shown on Exhibit 3.0-8, WFMP Proposed Facilities.

### **Traffic and Circulation**

1. The Project will require that implementing projects comply with the Temecula Valley Wine Country Policy Area Design Guidelines which provides recommendation and design guidance for implementing projects and expansion of roadways and trail facilities within the Project area.
2. The Project will design and develop the vehicular roadway system per Figure 7 (Circulation) of the SWAP, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
3. The Project will maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

## **3.8 REQUIRED PERMITS AND APPROVALS**

### **PERMITS/APPROVALS CURRENTLY BEING SOUGHT**

The County of Riverside exercises discretionary authority over the Project and is, therefore, the Lead Agency pursuant to CEQA. Implementation of the Project could require the following permits and approvals from the County. The following list is not exhaustive and is based on the best data available at the time of Draft Program EIR was prepared.

- Adoption of General Plan Amendment No. 1077 (GPA 1077), which includes revisions, updates, and additions to the Southwest Area Plan (SWAP) of the Riverside County General Plan, including but not limited to:
  - Deletion of policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1;
  - Addition of the Temecula Valley Wine Country Policy Area and applicable policies.
  - Revision to Statistical Summary Table 2 of the SWAP
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and the addition of the boundary of Temecula Valley Wine Country Policy Area to SWAP Policy Areas Figure 4
  - Revision to SWAP Circulation Network Figure 7
  - Revision to SWAP Trails and Bikeway Systems Figure 8

### 3.0 Project Description

- Revision to General Plan Circulation Element Circulation Network Figure C- 1
- Revision to General Plan Circulation Element Trails Network Figure C- 7
- Amendment of any other portions of the General Plan or SWAP required to reflect changes arising from the proposed SWAP amendments and various Project components.
- Adoption of revisions to the Riverside County Zoning Ordinance No. 348.4729 to add four new Zoning Classifications that would implement the Temecula Valley Wine Country Policy Area: Wine Country – Winery; Wine Country – Winery Existing; Wine Country – Residential; and Wine Country – Equestrian.
- Approval / Amendments to supporting regulatory or advisory documents, such as replacing the Citrus Vineyard Design Guidelines with the proposed Temecula Valley Wine Country Design Guidelines.

#### **Current Wine Country Proposals**

In addition to the permits/ approvals currently being sought, there are approximately 67 existing planning cases for projects located within the Project area that are currently under review by the County Planning Department (refer to Section 4.0, *Overview of EIR Methodology*). The types of cases being reviewed include: Conditional Use Permits, General Plan Amendments, Parcel Maps, Plot Plans, and Tentative Tract Maps. These pending planning cases are in various stages of the process ranging from the initial submittal of applications to projects that have been tentatively approved and are awaiting final approval by County staff. Some of these implementing projects may conflict with the Project and would require special consideration, especially if these conflicts generate impacts to surrounding uses.

#### **Potential Future Permit/Approvals**

Future site-specific implementing projects will require subsequent discretionary review and approval by the County of Riverside. As part of this review it is anticipated that these implementing projects would require a variety of future permits and approvals. Table 3.0-5, *Potential Future Permits and Approvals*, summarizes some of the anticipated requirements for these future implementing projects.

### 3.0 Project Description

Table 3.0-5  
Potential Future Permits and Approvals

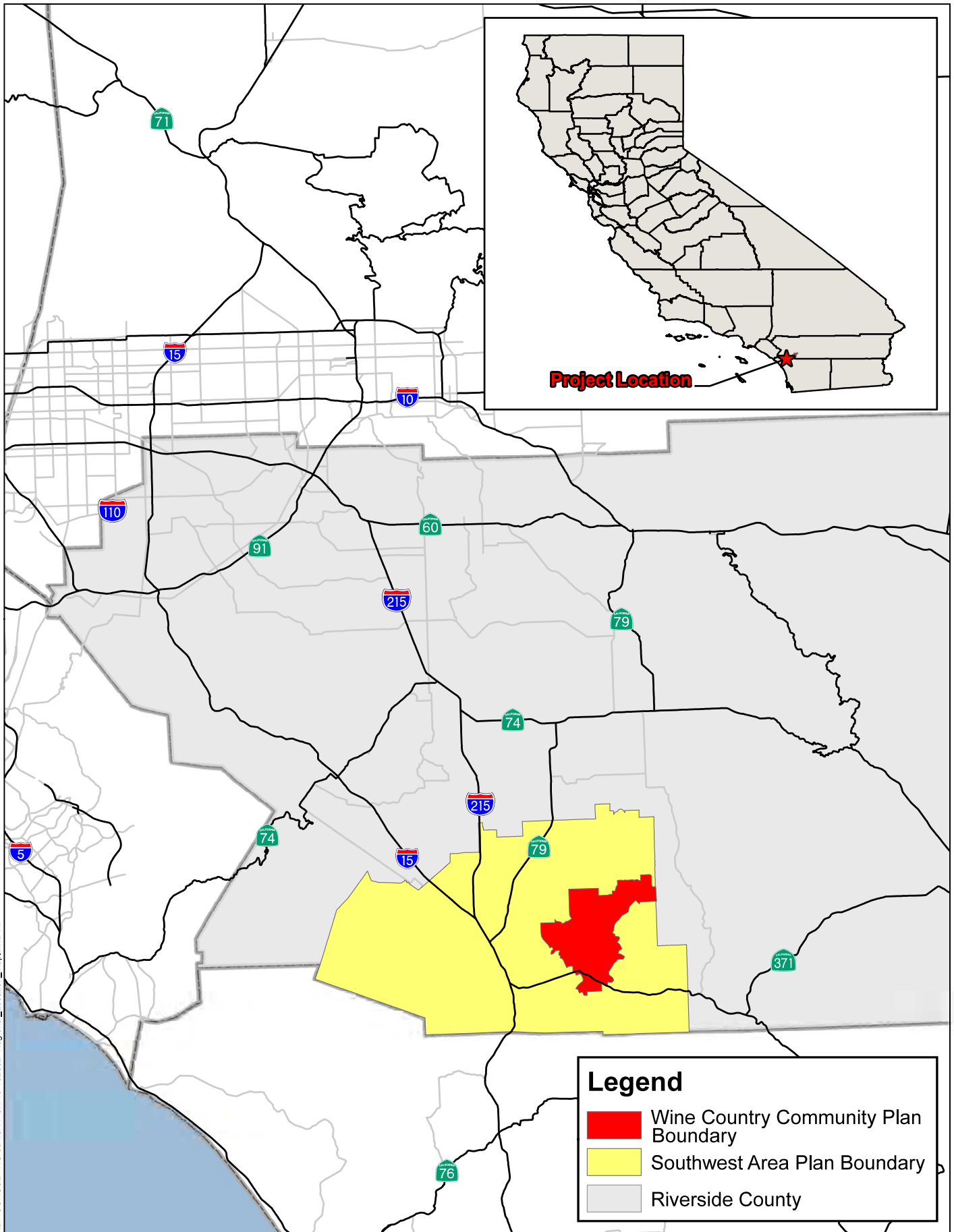
- Changes of Zone Approvals (implementing projects would require a Change of Zone to comply with their respective proposed underlying zoning classification [i.e., WC-W, WC-WE, WC-E, or WC-R])
- Land Use Planning Approvals (Specific Plans, General Plan Amendments, Conditional Use Permits, Plot Plans, etc.)
- Subdivision Mapping Approvals (Tentative Tract Maps, Parcel Maps, etc.)
- Engineering Plan Approvals (Grading, Building and Infrastructure Plans/Permits)
- Biological Resources Permitting (MSHCP consistency analysis, Section 404 Permit, California Endangered Species Act permitting [if necessary], Section 1602 Streambed Alteration Agreement)
- Water Quality Plans and Permits (Section 401 Water Quality Certification, Stormwater Pollution Prevention Plan [SWPPP], National Pollutant Discharge Elimination System [NPDES] permits)
- Air quality permits
- Compliance with this Program EIR No. 524 Mitigation Monitoring and Reporting Program and related Conditions of Approval



## 3.0 Project Description

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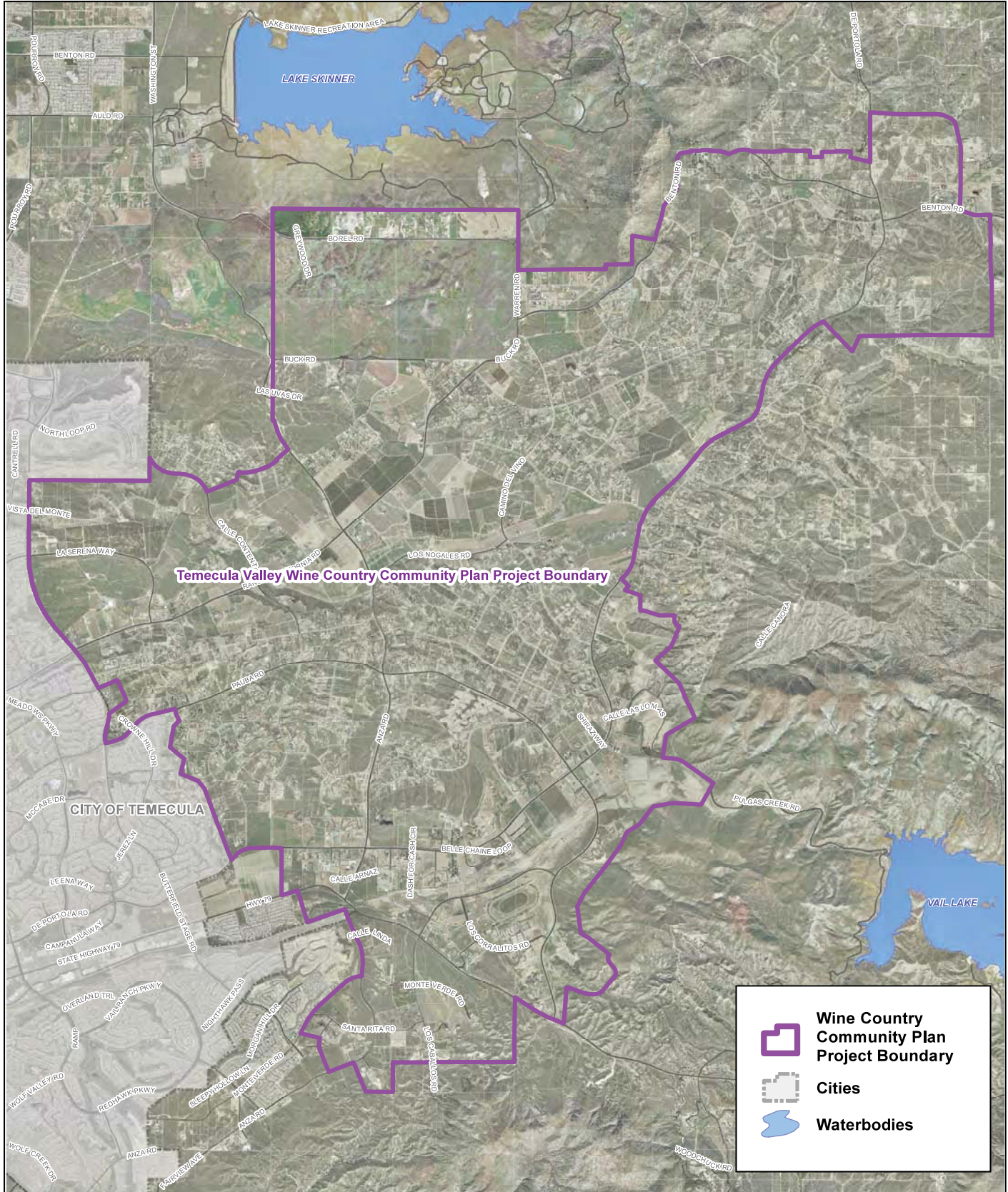
Source: ESRI Relief Map, National Highway Planning Network

WINE COUNTRY COMMUNITY PLAN EIR  
**Regional Location Map**

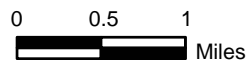


## 3.0 Project Description

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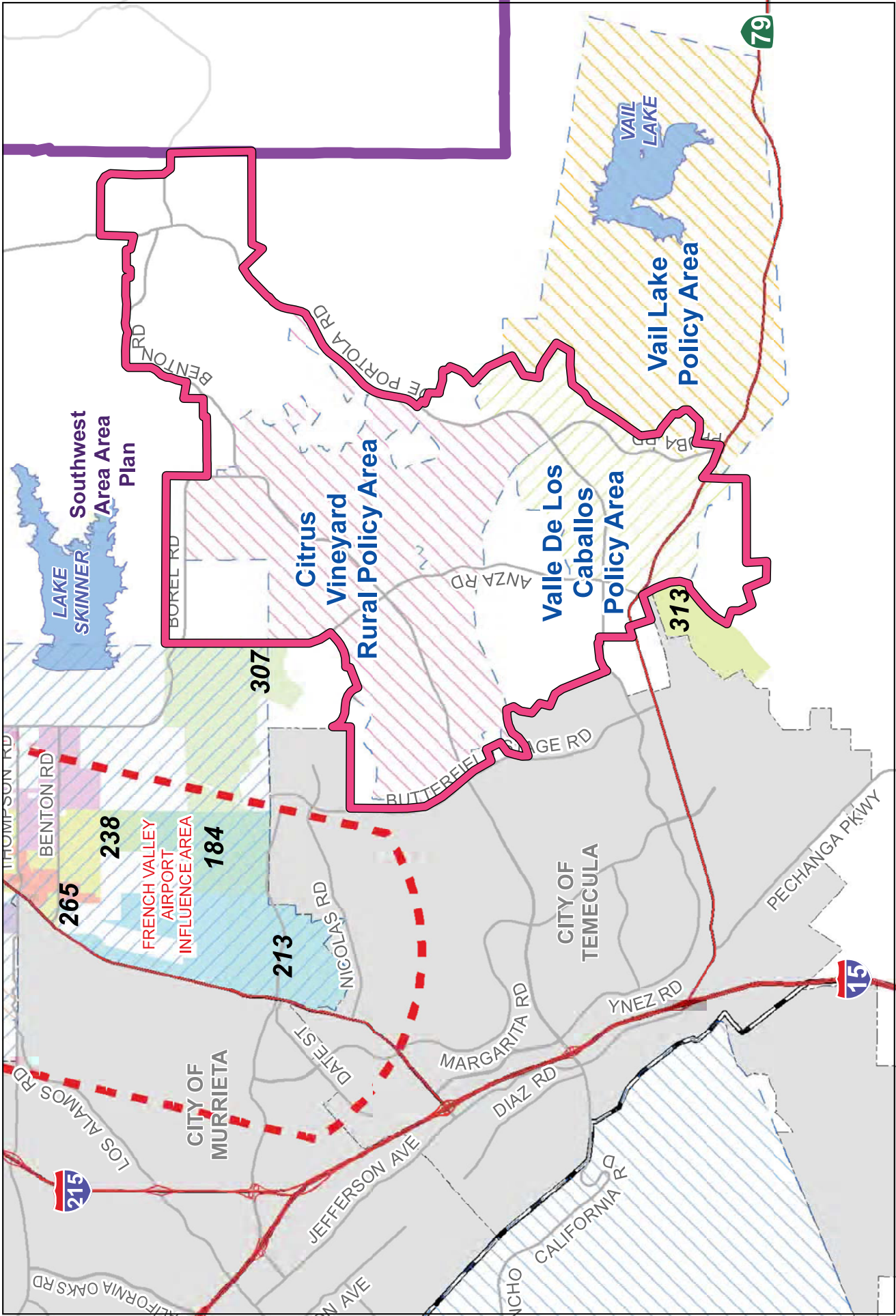


Source: Temecula Valley Wine Country Community Plan Project Boundary - Image provided by Riverside County Planning, June 30, 2011

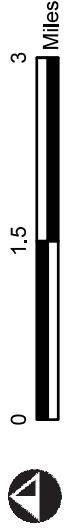
Wine Country Community Plan EIR  
**Policy Area Map**

## 3.0 Project Description

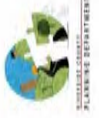
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WINE COUNTRY COMMUNITY PLAN EIR  
**Existing Policy Area Overlay**

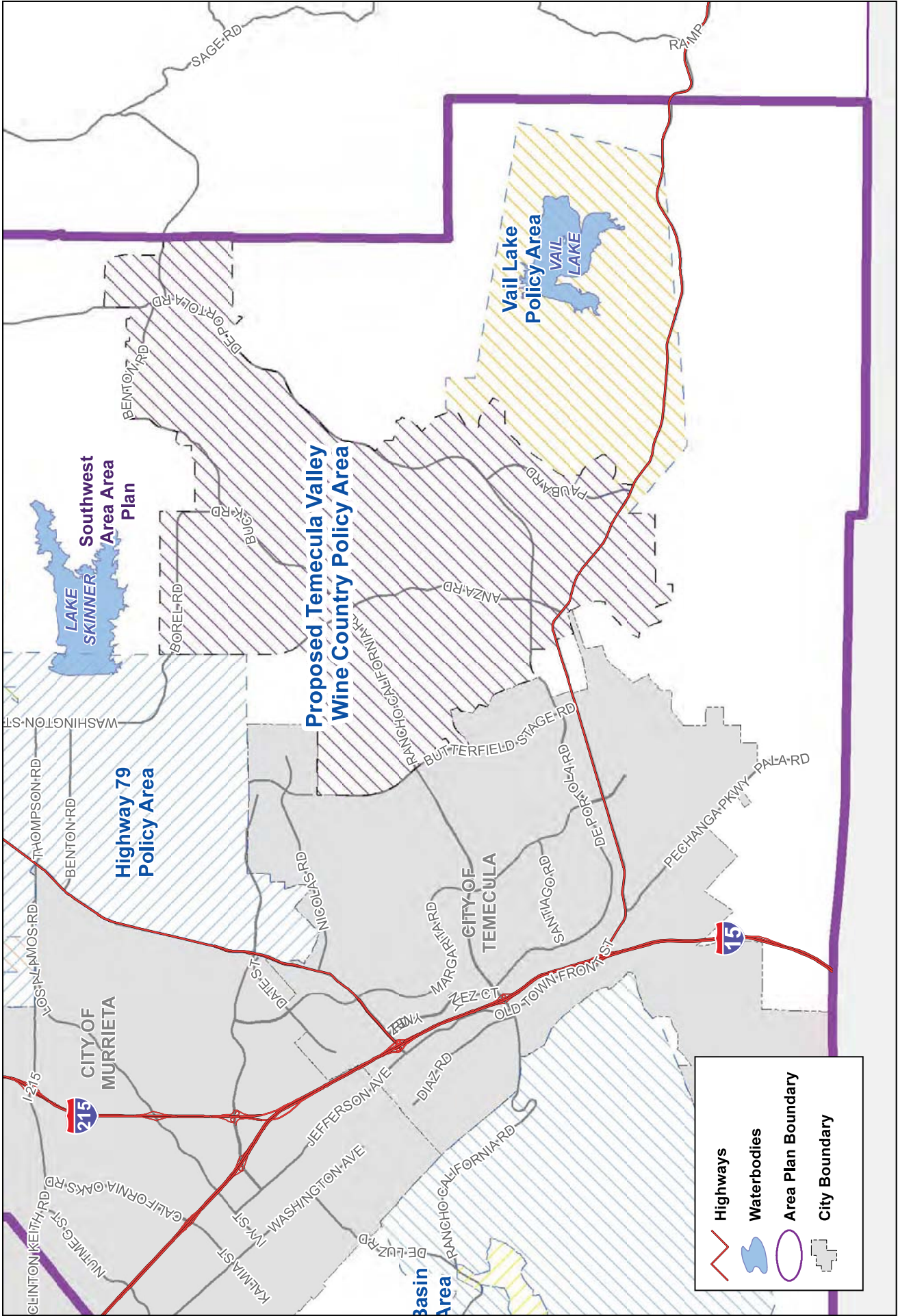


Source: Southwest Area Plan Existing General Plan Policy Areas and Overlays 3.3 - provided by Riverside County Planning, July 5, 2011



### 3.0 Project Description

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WINE COUNTRY COMMUNITY PLAN EIR  
**Wine Country Community Plan Area**

Source: Proposed Temecula Valley Wine Country Policy Area 3.4A - provided by Riverside County Planning, July 6, 2011

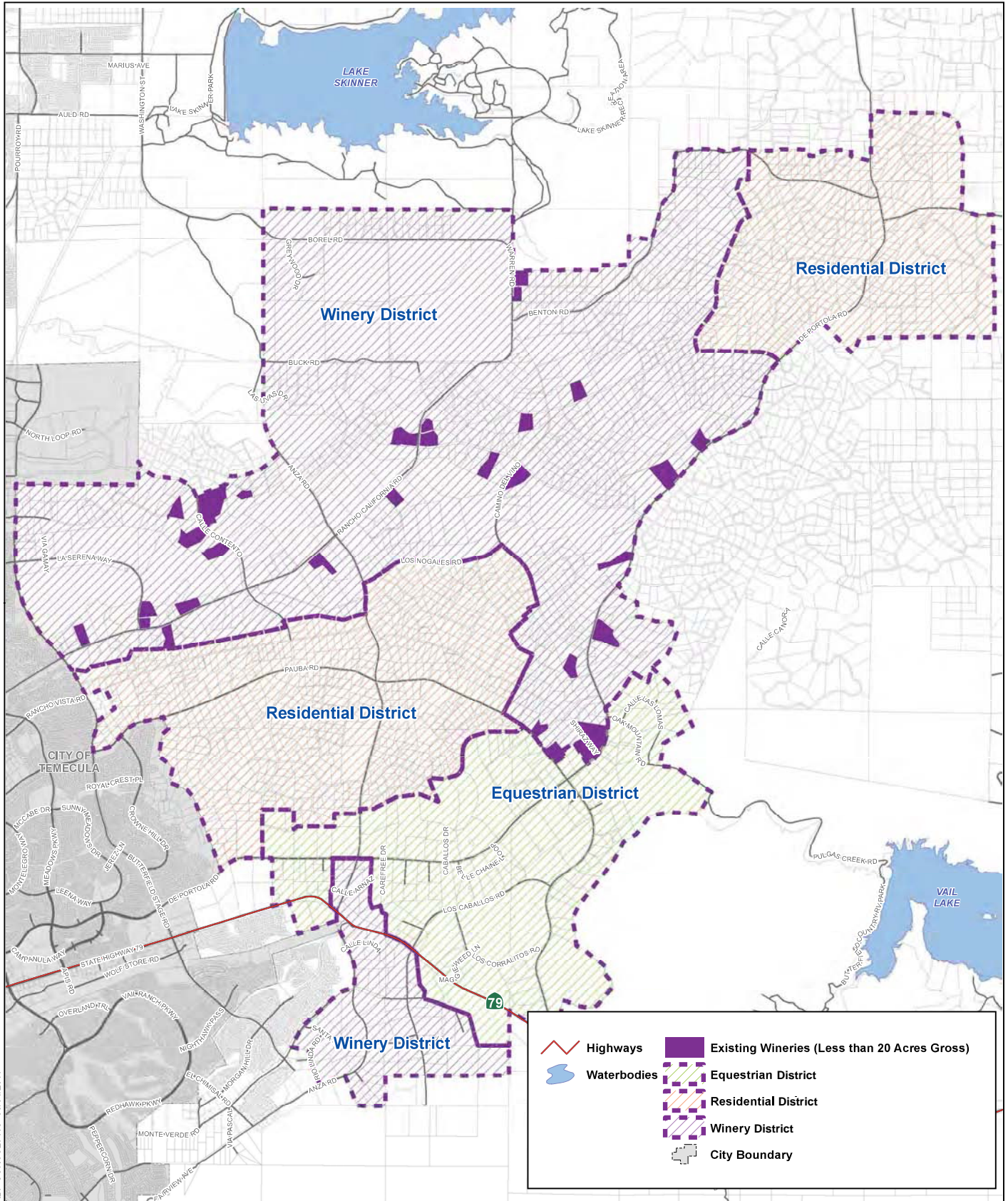


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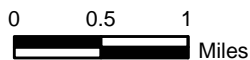
### 3.0 Project Description

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	Highways		Existing Wineries (Less than 20 Acres Gross)
	Waterbodies		Equestrian District
			Residential District
			Winery District
			City Boundary

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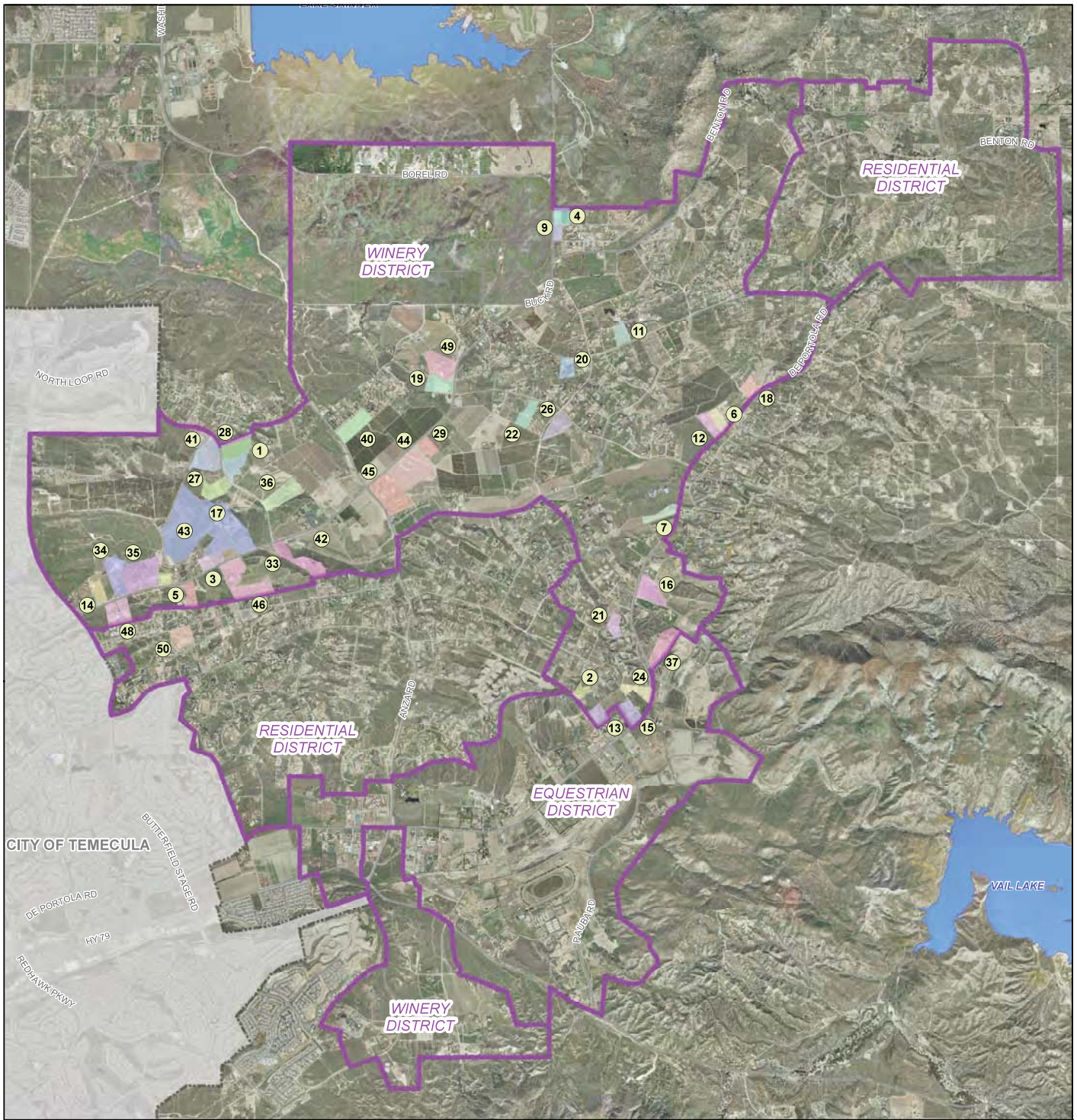
Source: Wine Country Policy Area With Districts - Image provided by Riverside County Planning, July 5, 2011

Wine Country Community Plan EIR  
**Wine Country Policy Area with Districts**



## 3.0 Project Description

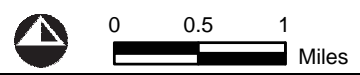
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NUMBER	WINERY NAME	NUMBER	WINERY NAME	NUMBER	WINERY NAME
1	Alex's Red barn Winery	17	Longshadow Ranch Vineyard & Winery	36	Falkner Winery
2	Baily Vineyard & Winery	18	Masia De Yabar Winery	37	Gershon Bachus Vintners
3	Celebration Cellars (Miramonte Winery)	19	Monte De Oro Winery	40	Lorimar Vineyard & Winery
4	Chapin Family Vineyards	20	Oak Meadows Winery	41	Lumiere (Kleiner) Winery
5	Churon Winery	21	Oak Mountain Winery	42	Maurice Carrie Vineyard & Winery (Van Roekel)
6	Cougar Vineyard & Winery	22	Palumbo Family Vineyard & Winery	43	Mount Palomar Winery
7	Danza Del Sol Winery	24	Robert Renzoni Vineyard	44	Ponte Family Estate Winery
9	Doffo Vineyard & Winery	26	Villa Toscana	45	South Coast Winery Resort & Spa
11	Foot Path/Foot Print Winery	27	Vindemia Vineyard & Estate Winery	46	Stuart Cellars
12	Frangipani Estate Winery	28	Wheeler Ridge Winery & Vineyard	48	Thornton Winery
13	Gary Gray	29	Wiens Family Cellars	49	Wilson Creek Winery
14	Hart Winery	33	Bella Vista Winery	50	Briar Rose Winery
15	Keyways Vineyard & Winery	34	Callaway Vineyard & Winery		
16	Leonesse Cellars	35	Europa Village		

 Wine Country Policy Areas  
 Cities  
 Waterbodies

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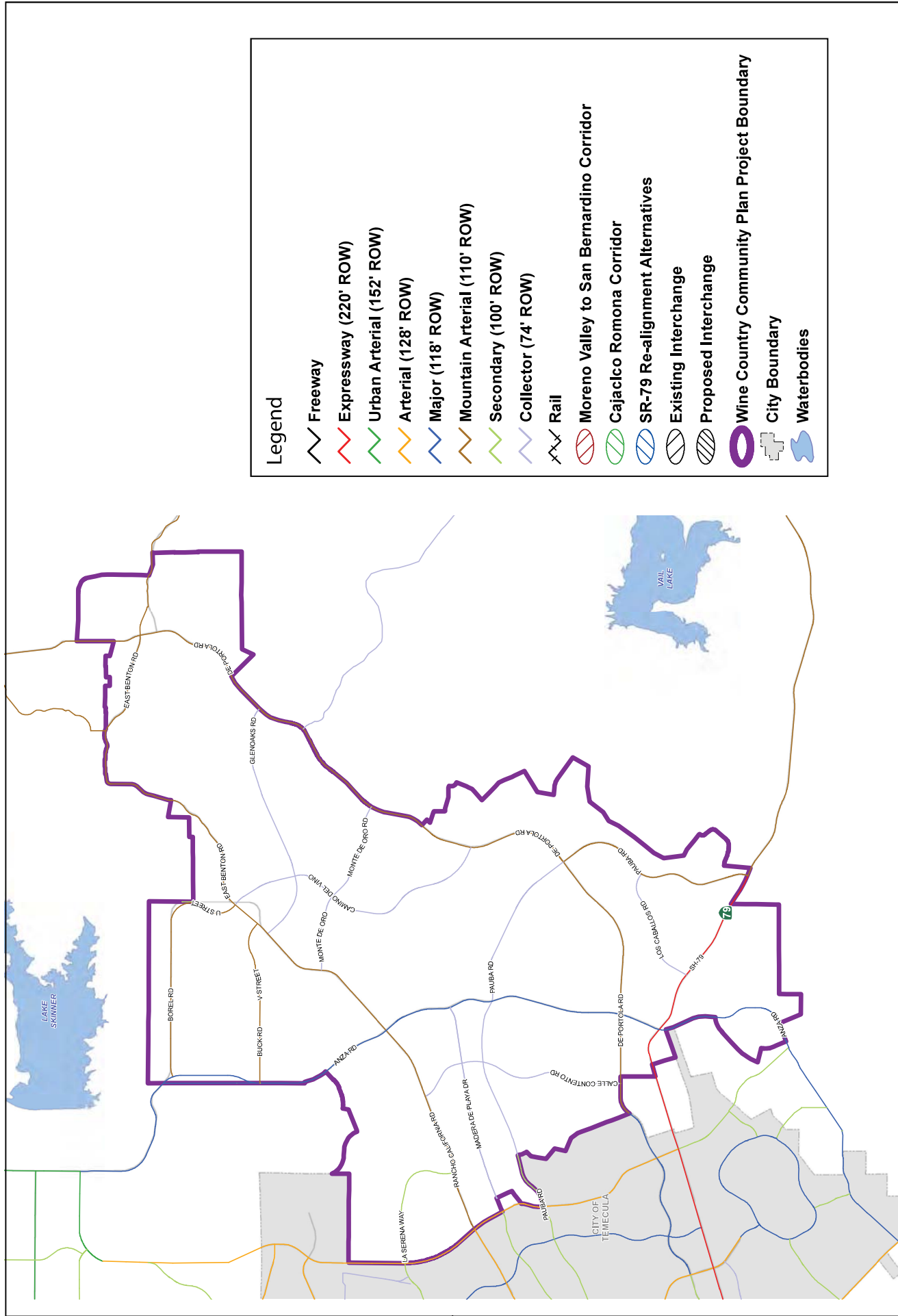


Source: Temecula Valley Wine Country Existing Wineries - provided by Riverside County Planning, July 7, 2011

## WINE COUNTRY COMMUNITY PLAN EIR Existing Wineries

### 3.0 Project Description

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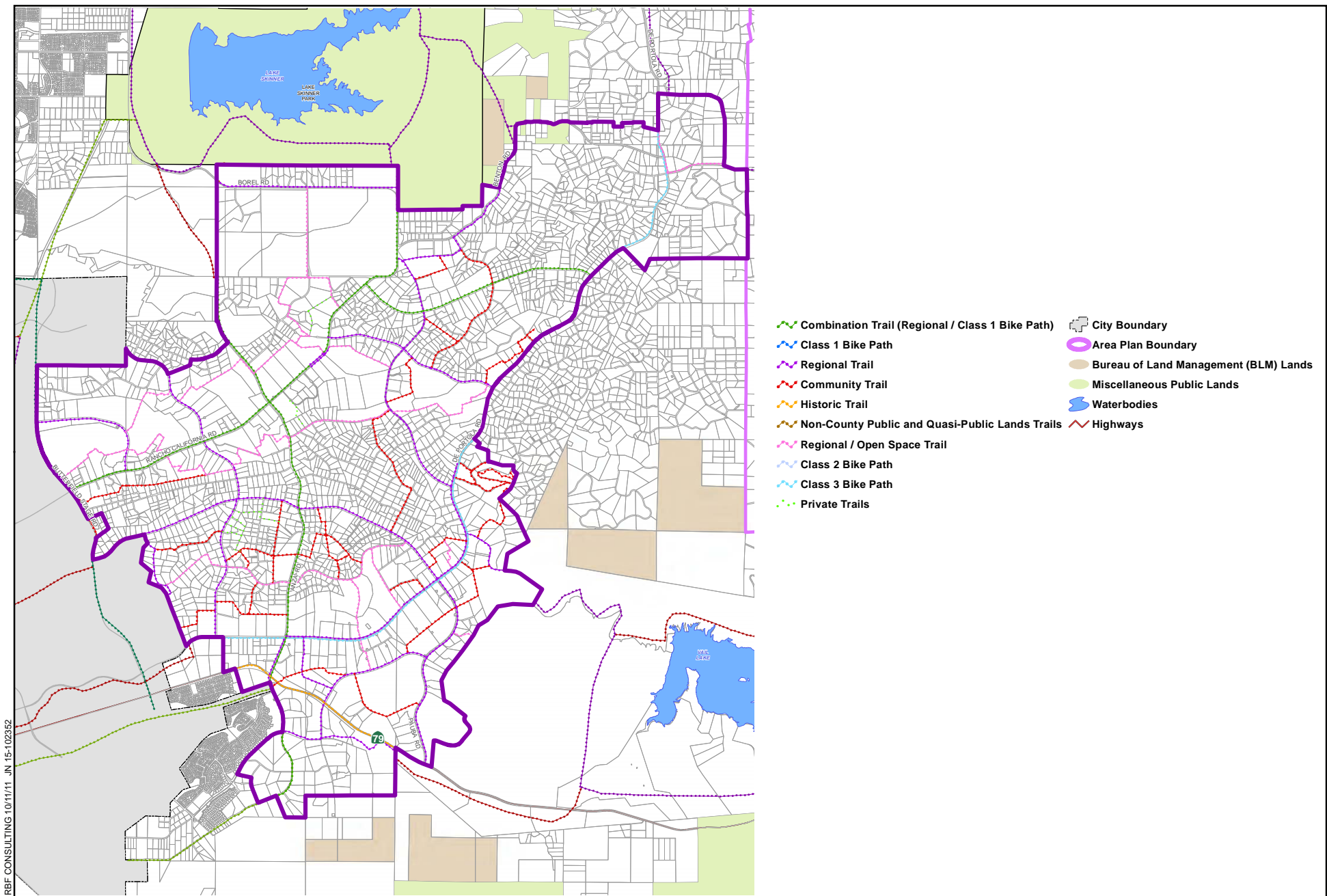
Legend	
	Freeway
	Expressway (220' ROW)
	Urban Arterial (152' ROW)
	Arterial (128' ROW)
	Major (118' ROW)
	Mountain Arterial (110' ROW)
	Secondary (100' ROW)
	Collector (74' ROW)
	Rail
	Moreno Valley to San Bernardino Corridor
	Cajalco Romona Corridor
	SR-79 Re-alignment Alternatives
	Existing Interchange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

# Proposed Circulation Map



## 3.0 Project Description

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Data Source: Riverside County Parks



Not To Scale

Source: Temecula Valley Wine Country Proposed Trails and Bikeway System 8B - provided by Riverside County Planning, 11/28/11

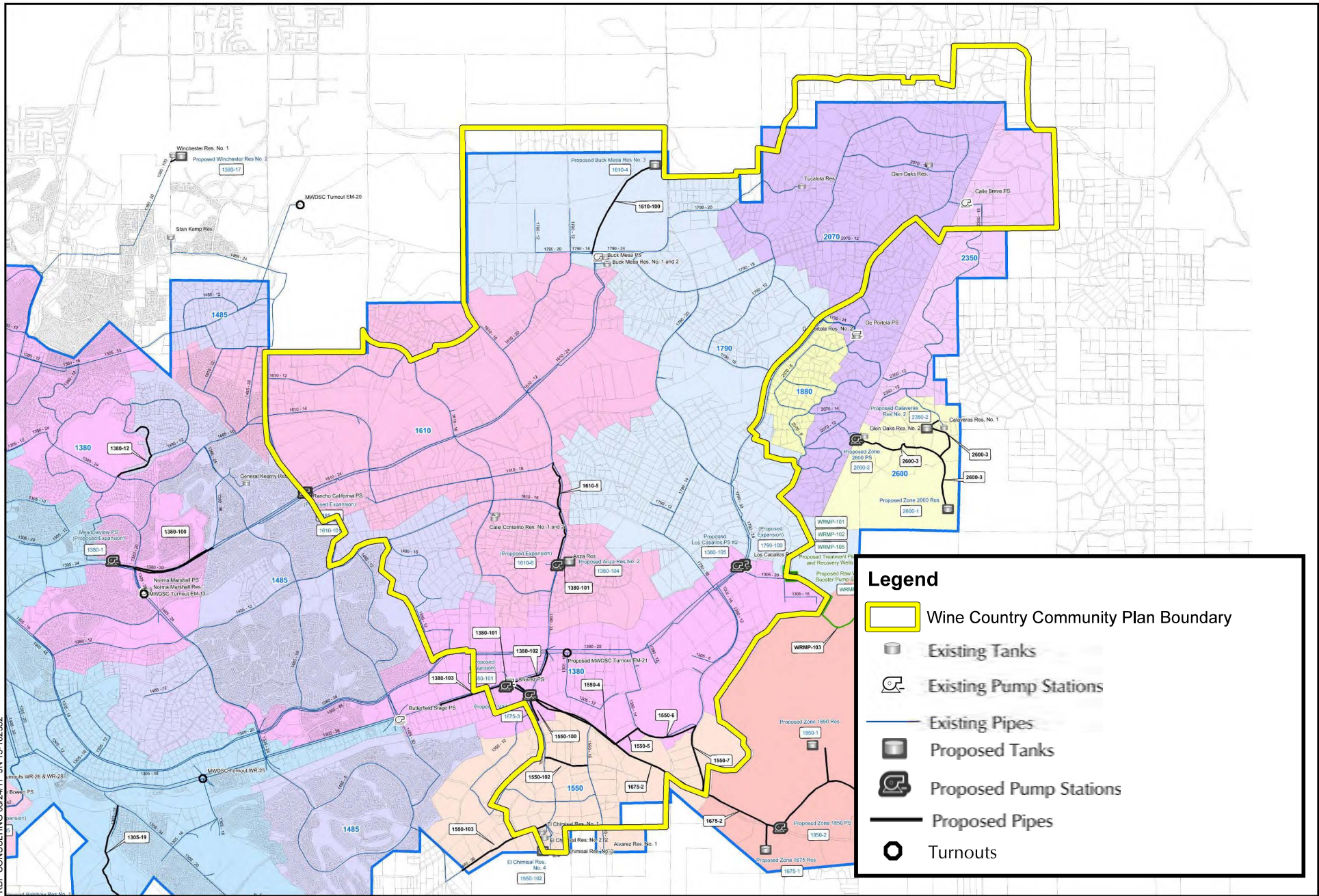
# WINE COUNTRY COMMUNITY PLAN EIR Proposed Trails Network



### 3.0 Project Description

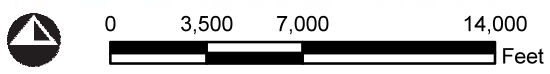
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**Legend**

- Wine Country Community Plan Boundary
- Existing Tanks
- Existing Pump Stations
- Existing Pipes
- Proposed Tanks
- Proposed Pump Stations
- Proposed Pipes
- Turnouts



Source: RCWD Service Area Water Facilities Master Plan - Ultimate System - RBF Consulting, June 2005

WINE COUNTRY COMMUNITY PLAN EIR  
**WFMP Proposed Facilities**

### 3.0 Project Description

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### INTRODUCTION

The following subsections of the EIR contain a detailed environmental analysis of the existing conditions, Project impacts (including direct and indirect, short-term and long-term), recommended mitigation measures, and unavoidable adverse impacts that cannot be mitigated, where these are identified. This EIR analyzes those environmental issue areas identified in the Notice of Preparation (Appendix A, *NOP and NOP Comment Letters*) where potentially significant impacts could occur as a result of Project implementation, based on information gathered throughout the EIR process. The EIR examines the following environmental issue areas outlined in the *CEQA Guidelines* Appendix G, “Environmental Checklist:”

- Aesthetics, Light and Glare
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Relevant Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services, Recreation and Utilities
- Traffic and Circulation

Each environmental issue is addressed in a separate sub-section of Section 4 of the EIR (with the exception of Population and Housing which is addressed in Sections 5.0, *Growth-Inducing Impacts*, and 8.0, *Effects Found Not to Be Significant*), and is organized under the following headings:

### ENVIRONMENTAL SETTING

“Environmental Setting” provides a description of the existing physical conditions on and in the vicinity of the Project site to provide a “baseline” condition against which Project-related impacts are compared. The baseline condition is generally the physical condition that exists when the NOP is published (December 22, 2009). The baseline for transportation/traffic, air quality, and noise is the date of the traffic counts, which occurred in June and July 2011. Data that are not sensitive to change, either because of the nature of the information (e.g., a resource that does not change readily, such as geology, or general background information that is not date-sensitive, such as definitions or general descriptions of regulations) or because no changes have occurred (e.g., physical site conditions or site history) may also be used as background information, and may have a date prior to December 2009.

## REGULATORY FRAMEWORK

The Regulatory Framework provides a summary of regulations, plans, policies, and laws that are relevant to each environmental issue area. The County's General Plan goals and policies and relevant sections of the County's Ordinances are listed as appropriate in the individual technical sections. The laws, ordinances, and regulations cited in each section are current as of publishing of this Draft EIR.

## SIGNIFICANCE THRESHOLD CRITERIA

"Significance Threshold Criteria" provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in the 2011 *CEQA Guidelines* Appendix G, "Environmental Checklist".

Major sources used in crafting criteria include: the *CEQA Guidelines*; local, State, federal, or other standards applicable to an impact category; and officially established significance thresholds. Section 15064(b) of the *CEQA Guidelines* states that, "...an ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting." Principally, "...a substantial, or potentially substantial adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic and aesthetic significance," constitutes a significant impact (*CEQA Guidelines* Section 15382).

## IMPACT ANALYSIS AND MITIGATION

Project impacts are potential changes to the existing physical environment that could occur if the Project is implemented. Evidence, based on factual and scientific data, is presented to show the cause-and-effect relationship between the Project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range, or other parameters of a potential impact are ascertained, to the extent possible, to determine whether impacts could be significant; potential direct and reasonably foreseeable indirect effects are considered to the extent feasible.

The "Level of Significance" identifies the impact significance level with implementation of the Project. Impacts are classified as follows:

- "No Impact" – This determination is made when, due either to the nature or the scope of the Project, no impact would occur.
- "Less than Significant" – This determination is made when the impact does not exceed the defined threshold(s) of significance or can be eliminated or reduced to a less than significant level through compliance with existing local, State, and/or federal laws and regulations and/or Project requirements and Project Design Features.
- "Less than Significant with Mitigation" – This determination is made when a potentially significant impact can be reduced, avoided, or offset to a less than significant level by incorporating EIR mitigation measures.
- "Potentially Significant Impact" – As required by Section 15126.2(b) of the *CEQA Guidelines*, this is used when a residual impact that would cause a substantial adverse effect on the environment—which may or may not be reduced somewhat—could not be reduced to a less-than-significant level through any feasible mitigation measure(s). This designation is similar in effect to a Significant Irreversible Change under NEPA [40 CFR 1502.16 and Public Resources

Code 21100(b)(2)(B)]. This determination requires a Statement of Overriding Considerations (pursuant to *CEQA Guidelines* Section 15093), which would be adopted by the County of Riverside prior to approving the Project. In adopting such a statement, the lead agency is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable” and the project approved (*CEQA Guidelines* Section 15093[a]).

## GENERAL PLAN MITIGATION MEASURES

“General Plan Mitigation Measures” are those measures identified in General Plan EIR No. 441 to mitigate impacts associated with buildout of the County’s General Plan. These have been incorporated into this EIR, where applicable.

## MITIGATION MEASURES

“Mitigation Measures” are those Project-specific measures that would be required of the Project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment.<sup>1</sup>

## CUMULATIVE IMPACTS

“Cumulative Impacts” describes potential environmental changes to the existing physical conditions that may occur with the Project together with all other reasonably foreseeable, planned, and approved future projects.

### Basis for Cumulative Impact Analysis

Section 15355 of the California Environmental Quality Act (CEQA) Guidelines defines cumulative impacts as:

*“... two or more individual effects which when considered together are considerable or which compound or increase other environmental impacts.”*

Section 15355 further describes potential cumulative impacts as follows:

*“(a) The individual effects may be changes resulting from a single project or a number of separate projects.*

*“(b) The cumulative impacts from several projects are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”*

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<sup>1</sup> The measures presented in this EIR are either “project design features” (those that would be implemented as part of project design) or mitigation measures (those that would mitigate project impacts above and beyond any reduction in impacts accomplished by project design features).

Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. Section 15355 of the Guidelines defines cumulative impacts to be, “... two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed where they are significant. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as would be necessary for the project alone.

Section 15130(b)(1) of the Guidelines states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

1. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
2. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts analyses contained in this Draft EIR uses a “blended approach” to ensure adequate analysis. Relative to the “list method”, Table 4.0-1, *Cumulative Projects*, provides a list of known development projects within the Project area.<sup>2</sup> This list of projects has been used to provide general context for overall cumulative conditions, noting that the actual density, timing and nature of these projects is uncertain given the long build-out timeframe for the Project. Also, refer to Exhibit 4.0-1, *Active Planning Cases*, which shows the location of the land development projects listed in Table 4.0-1, *Cumulative Projects*.<sup>3</sup>

The types of cases being reviewed include: Conditional Use Permits, General Plan Amendments, Parcel Maps, Plot Plans, and Tentative Tract Maps. These pending planning cases are in various stages of the process ranging from the initial submittal of applications to projects that have been tentatively approved and are awaiting final approval by County staff. Some of these proposed developments may conflict with the proposed Project and would require special consideration, especially if these conflicts generate impacts to surrounding uses.

Relative to the “adopted plan” method, the Project area encompasses two Policy Areas intended to promote agricultural and equestrian uses within Southwest Area Plan (SWAP) of the County General Plan. The Citrus Vineyard Policy Area encompasses a majority of the agricultural uses within the Project area, and the Valle de los Caballos Policy Area supports an area characterized by equestrian, rural residential, and agricultural activities. The Project area also encompasses adjacent unincorporated areas with similar characteristics. The Project does not result in a substantive change in overall density or nature compared to what is allowed as part of the General Plan SWAP. In fact, implementation of the Project would result in a reduction in overall density and intensity. Accordingly, the Project’s overall density and nature of development would be consistent with regional growth projections reflected in the Riverside County General Plan and those of applicable regional, State and Federal agencies. Therefore, on both a local and regional level, the Project’s cumulative impacts have been accounted for in the Riverside County General Plan EIR No. 441, as well as in the various population-dependent regional plans adopted by such agencies as the Southern California Association of Governments (SCAG),

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<sup>2</sup> The list of cumulative projects was compiled by County Planning Department staff in September 2011.

<sup>3</sup> Note that these projects are in various stages of entitlement or construction.



## 4.0 Environmental Analysis

the Colorado River Basin Regional Water Quality Control Board (RWQCB) and the South Coast Air Quality Management District (AQMD).

Table 4.0-1  
Cumulative Projects

Proposed Project Case No.	District	Project Description	Case Status
CUP02872R3	Residential	Change Condition of Approval 20 Planning 2 to extend the life of the CUP.	DRT
GPA00821/ PM34906	Winery	GPA: Change existing land use designation from Medium Density Residential (MDR) to Very Low Density Residential (VLDR). PM: Subdivide 4.75 acres into four (4) residential parcels.	Tent. Approval as Recommended (at BOS on 3/11/08)
GPA00920	Winery	Change existing land use designation from Rural Residential (RR) and Rural Mountainous (RM) to MDR.	BOS
GPA00933	Residential	Change existing Foundation Component from Agriculture (AG) to Rural Community: Very Low Density Residential (RC:VLDR).	BOS
GPA01000	Residential	Change existing land use designation from Rural: Rural Residential (R:RR) to Specific Plan (SP), changing from Rural (R) Foundation Component to Community Development (CD) Foundation.	PC
GPA01041	Winery	Change existing Foundation Component from Rural Community: Estate Density Residential (RC:EDR) to Agriculture: Agriculture (AG:AG).	Approved (at BOS on 2/24/09)
GPA01099	Residential	Change existing Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use designation from Estate Density Residential (EDR) to Medium High Density Residential (MHDR).	Approved (at BOS on 6/29/10)
GPA01107	Winery	Remove the subject property from the Valle de los Caballos Policy Area and add it to the Citrus Vineyard Policy Area.	Approved (at BOS on 2/8/11).
PM30298	Winery	Subdivide 12.18 acres into four (4) residential parcels.	Approved (at DH on 4/11/11)
PM32981M1	Residential	Minor change to alter Transportation Condition of Approval requiring roadway improvements	DH
PM33657	Residential	Subdivide 6.32 acres into 3 parcels.	DRT
PM33658	Residential	Subdivide 6.49 acres into 3 parcels.	DRT
PM34007	Winery	Subdivide 5 acres into 2 parcels.	DRT
PM34343	Residential	Subdivide 5.05 acres into 2 parcels.	DRT
PM34426	Residential	Subdivide 6.61 acres into 2 parcels.	DRT
PM34547	Winery	Subdivide 5.21 acres into 2 parcels.	DRT
PM35164	Winery	Subdivide 6.23 acres into two.	DRT
PP18776R1	Winery	Add 65x50 metal storage building to winery.	DH
PP18776S4	Winery	Permit a special event to winery.	Applied
PP20246	Winery	Second unit permit land use inspection.	Applied
PP21375	Winery	Permit a winery, tasting room, and special event.	DRT
PP22242	Equestrian	Inspections for BXX068900 and BNR060227.	Applied





## 4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
PP22271	Winery	Permit a winery, tasting room, catering and special occasion facility. The project proposes to host 50 special events per year with approximately 50-100 guests.	PC
PP22372S2	Winery	Permit floor plan and elevation change to 3,640 SF wine tasting room with deli area and approximately 600 SF outside wood deck. Wine tasting room originally approved with 2,530 SF.	Approved (on 7/7/11)
PP23017	Winery	Permit a winery and resort consisting of 21 buildings with 42 casitas totaling 29,760 SF, a 5,800 SF wine tasting building, and a 1,200 SF housekeeping and pool building.	DRT
PP23092	Residential	Permit a sales trailer for TR32982 located on Lot 27.	Applied
PP23285R1	Winery	Modify condition regarding days and hours of operation and allow limo parking by appointment only.	DH
PP23339	Residential	Permit landscape and entry monument plans.	<u>Tent. Approval (3/9/09)</u>
PP23385	Winery	Permit winery with attached tasting room restaurant	DRT
PP23458	Winery	Permit landscape and irrigation plans for PP22515.	Tent. Approval (on 6/26/08)
PP23506	Equestrian	Permit an existing commercial horse stable.	Applied
PP23572S1	Winery	Add three monument walls at the entry.	Applied
PP23642	Residential	Install T-Mobile wireless facility disguised as monopalm. The related equipment will be located at the base of the facility within a lease area that is fully screened by a decorative block wall.	Approved (at PC on 5/18/11)
PP23648	Winery	Permit landscaping and irrigation plans for Palumbo Winery.	Tent. Approval (on 11/5/08)
PP23786	Winery	Install 50-foot monopine wireless facility with 12 panel antennas.	DRT
PP23819S1	Winery	Revise monument sign/landscape and loading/crusher dock. Permit screen wall on north side of the property. Replace decomposed granite path with concrete.	Tent Approval (on 11/22/10)
PP23896	Winery	Convert an existing 6,983 SF residence into a winery and tasting room with a gift shop, along with hosting special events and proposing 72 parking spaces.	Approved (at BOS on 6/7/11)
PP24131	Winery	Landscape improvement plans for Delateo PP 19998 and Grading Permit BGR080332.	Tent. Approval (on 11/3/09)
PP24279	Winery	Permit 2,278 SF of existing building as winery/tasting room/production and storage room and 2,874 SF of existing building as residence.	Approved (at BOS on 6/28/11)
PP24330	Winery	Install 50-foot monopine wireless facility with equipment shelter.	DRT
PP24342	Winery	Permit landscape plans for PP23819 (Miramonte Winery).	Tent. Approval (on 12/24/09)
PP24413	Residential	Permit construction without permit (CWP) of 1,393 SF storage building.	DRT



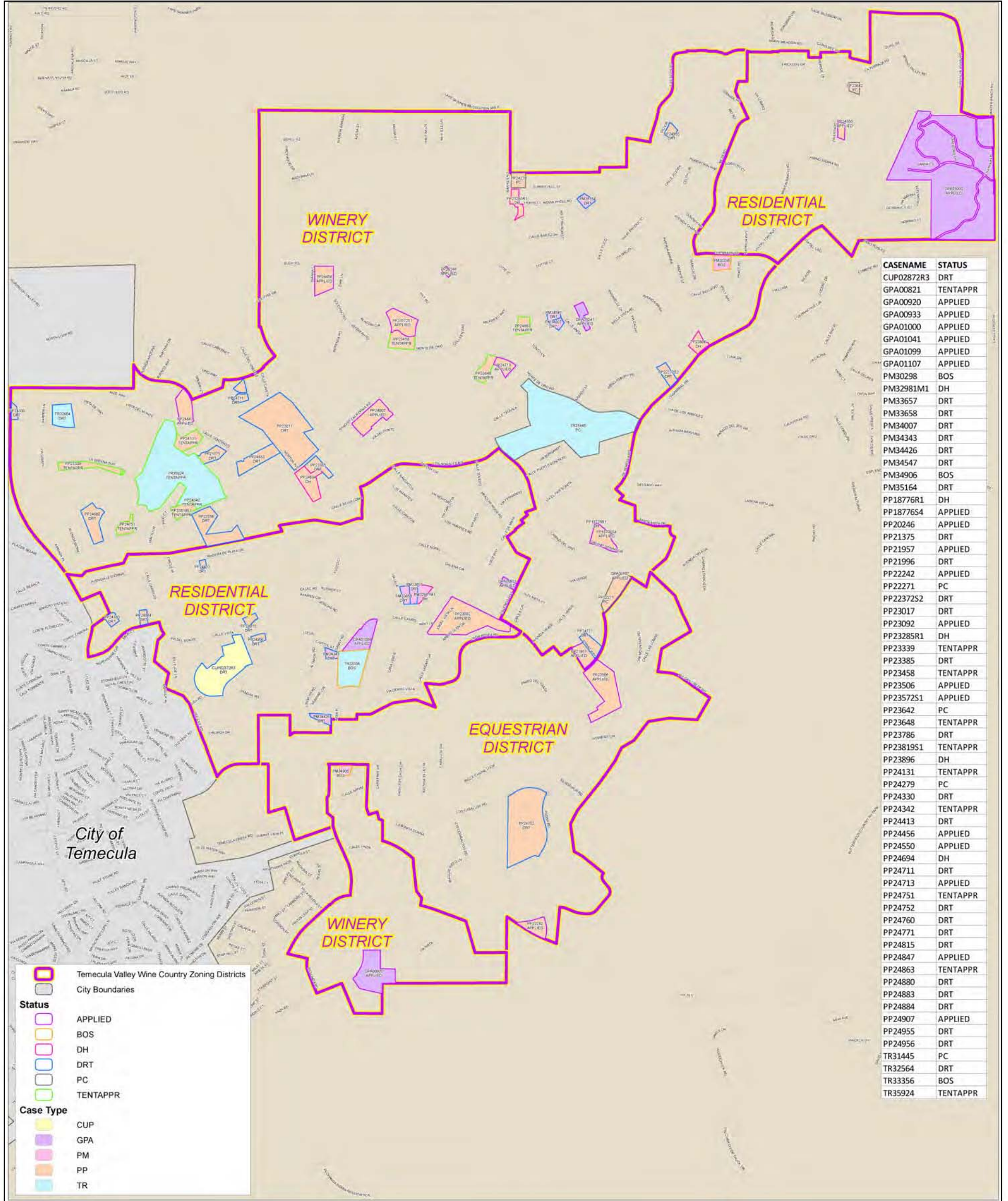
## 4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
PP24456	Winery	Permit 1,920 SF garage attached to existing guesthouse dwelling.	Applied
PP24550	Residential	Permit construction without permit (CWP) of 4,051 SF auxiliary building.	Applied
PP24694	Winery	Install 45-foot faux water tank with 18 antennas and 12'-by-16' equipment shelter.	Approved (at DH on 4/25/11)
PP24711	Winery	Permit special occasion facility. A portion of residence and existing accessory building will be converted to wedding reception area, buffet area, and bridal dressing area. Ceremony area will be in existing court yard.	DH
PP24713	Winery	Permit Minor Plot Plan for Class I Kennel on 9.11 acres.	Applied
PP24751	Winery	Permit landscape plans for wine tasting room, patio, and garden	Tent. Approval (on 11/9/10)
PP24752	Equestrian	Install a multi-use grass field for existing equestrian facility. The subject property is used as a major equestrian facility (Galway Downs) pursuant to approved CUP2303-W.	DRT
PP24760	Residential	Install a 50-foot faux water tank with 12 antennas, equipment shelter and generator.	DRT
PP24771	Winery	Permit a winery, wine tasting room, and special event center. Ancillary uses include kitchens, banquet hall, storage rooms, offices, and conference rooms totaling approximately 21,000 SF.	DRT
PP24815	Residential	Permit construction without permit (CWP) for 1,152 SF barbeque patio, 2,392 SF pool house, 183 SF gazebo, and two lattice trellises.	DRT
PP24847	Winery	Permit landscaping plans for PP24047.	Applied
PP24863	Winery	Permit landscaping plans for PP23376.	Tent. Approval (on 3/30/11)
PP24880	Winery	Permit Verizon cell tower site, which proposed a faux water tower and equipment cabinets.	DRT
PP24883	Winery	Permit a church and daycare/preschool through 8 <sup>th</sup> grade school on 25% of the property acreage, and agricultural operation on the remaining 75% of the property acreage. The facility will consist of an approximately 50,000 SF two-story sanctuary building and an approximately 32,000 SF two-story school building. This is an expansion of the existing church facility.	DRT
PP24884	Residential	Permit construction of a 1,764 SF detached barn with breezeway.	DRT
PP24907	Winery	Permit landscaping plans for PP16891R2.	Applied
PP24955	Winery	Permit construction of a 1,440 SF horse barn and construction without permit (CWP) for a 240 SF shelter.	Approved (at DH on 7/11/11)
PP24956	Residential	Permit construction of a 2,119 SF shedrow barn.	Approved (at DH on 7/11/11)
TR31445	Winery	Subdivide 95.7 acres into 19 single-family residential lots with a minimum lot size of 5 acres.	PC
TR32564	Winery	Subdivide 19.9 acres into 10 single-family residential lots with a minimum lot size of 2 acres.	DRT



## 4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
TR33356	Residential	Subdivide 42.4 acres into 19 single-family residential lots, ranging in size from 0.75 acres to 5 acres.	BOS
TR35924	Winery	Subdivide 178.8 acres into 20 single-family residential lots ranging in size from 1.2 acres to 90.4 acres.	Tent. Approval (at BOS on 11/9/10)
<p>Notes:</p> <p>BNR – Non-Residential Permit            BOS – Board of Supervisors            BXX – Miscellaneous            DH – Director’s Hearing            DRT – Land Development Committee            PC – Planning Commission            PM – Tentative Parcel Map            PP – Plot Plan            SF – Square Feet            TR – Tentative Tract Map</p>			



CASENAME	STATUS
CUP02872R3	DRT
GPA00821	TENTAPPR
GPA00920	APPLIED
GPA00933	APPLIED
GPA01000	APPLIED
GPA01041	APPLIED
GPA01099	APPLIED
GPA01107	APPLIED
PM30298	BOS
PM32981M1	DH
PM33657	DRT
PM33658	DRT
PM34007	DRT
PM34343	DRT
PM34426	DRT
PM34547	DRT
PM34906	BOS
PM35164	DRT
PP18776R1	DH
PP18776S4	APPLIED
PP20246	APPLIED
PP21375	DRT
PP21957	APPLIED
PP21996	DRT
PP22242	APPLIED
PP22271	PC
PP22372S2	DRT
PP23017	DRT
PP23092	APPLIED
PP23285R1	DH
PP23339	TENTAPPR
PP23385	DRT
PP23458	TENTAPPR
PP23506	APPLIED
PP23572S1	APPLIED
PP23642	PC
PP23648	TENTAPPR
PP23786	DRT
PP23819S1	TENTAPPR
PP23896	DH
PP24131	TENTAPPR
PP24279	PC
PP24330	DRT
PP24342	TENTAPPR
PP24413	DRT
PP24456	APPLIED
PP24550	APPLIED
PP24694	DH
PP24711	DRT
PP24713	APPLIED
PP24751	TENTAPPR
PP24752	DRT
PP24760	DRT
PP24771	DRT
PP24815	DRT
PP24847	APPLIED
PP24863	TENTAPPR
PP24880	DRT
PP24883	DRT
PP24884	DRT
PP24907	APPLIED
PP24955	DRT
PP24956	DRT
TR31445	PC
TR32564	DRT
TR33356	BOS
TR35924	TENTAPPR

RBF CONSULTING JUN-15-102352

**Temecula Valley Wine Country Zoning Districts**

- City Boundaries

**Status**

- APPLIED
- BOS
- DH
- DRT
- PC
- TENTAPPR

**Case Type**

- CUP
- GPA
- PM
- PP
- TR



Source: Temecula Valley Wine Country In-Process Cases - Provided by Riverside County Planning 06/07/11



## 4.0 Environmental Analysis

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**JOHN SNYDER**

Agricultural Commissioner  
Sealer of Weights & Measures

**AGRICULTURAL COMMISSIONER'S OFFICE**

4080 LEMON STREET, ROOM 19  
P.O. BOX 1089  
RIVERSIDE, CA 92502-1089  
PHONE (951) 955-3000  
FAX (951) 955-3012  
www.rivcoag.org

**WEIGHTS & MEASURES DIVISION**

2950 WASHINGTON STREET  
P.O. BOX 1480  
RIVERSIDE, CA 92502-1480  
PHONE (951) 955-3030  
FAX (951) 276-4728

December 3, 2012

The County of Riverside has requested and the agricultural commissioner's office has reviewed its records and surveyed its staff to determine the number of complaints/incidents during the period from 2007 to date resulting from pesticide applications in the areas of the 75 Riverside public and private schools. Based upon this file review, five incidents that led to formal violations, and one incident that led to a formal civil penalty action have been identified. While the siting of schools in agricultural areas has occurred for years, this arrangement is not ideal due to significant agricultural-urban interface issues, (see attached excerpt from the California Department of Pesticide Regulation's publication, "A Guide to Pesticide Regulation in California" – "Addressing Public Concerns about Pesticides"). There are a number of studies and reports which point to the wisdom of land use decisions which prevent potential pesticide exposure to humans, especially to the most vulnerable segment of our population. As the county department that is usually the first line of defense regarding responding to and investigating pesticide related complaints, (whether actual or perceived), we are in a position to say that land use/planning decisions that result in an ag/urban interface (especially a sensitive site interface such as a school) are far from ideal. The results are almost always undue burdens to the farm community and potential negative health effects to the adjacent population. Additionally, land use decisions that result in ag-urban interfaces are generally not consistent with the county's "Right to Farm" Ordinance as well as the "Notice of Right to Farm" state law, attached. These siting's require ongoing flexibility on the part of farmers operating in the vicinity of schools, regarding agricultural chemical application timing and various cultural practices, as well as the cooperation and agreement by private schools to terminate activities in the event of special circumstances and/or the need for emergency agricultural chemical applications. Ag chemical applications due to special circumstances may include, but are not limited to soil fumigations and aerial pesticide applications, associated with emergency pest infestations. To avoid conflicts, the Board of Supervisors may add additional conditions to any use permit of a private school including limitations on outdoor activities; use of air filters, full disclosure to the parents of school children and all school related staff and contract employees, concerning periodic agricultural activities, including chemical applications, and an agreement to terminate school upon 12 hours notice in the event of emergency situation.

Attachments

**EXCERPT FROM CALIFORNIA BUSINESS AND PROFESSIONS CODE**  
**SECTION 11010**

11010. (a) Except as otherwise provided pursuant to subdivision (c) or elsewhere in this chapter, any person who intends to offer subdivided lands within this state for sale or lease shall file with the Department of Real Estate an application for a public report consisting of a notice of intention and a completed questionnaire on a form prepared by the department.

(b) The notice of intention shall contain the following information about the subdivided lands and the proposed offering:

(17)...

NOTICE OF RIGHT TO FARM

This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

## Addressing Public Concerns about Pesticides

As California's population continues to expand, increasing numbers of people live and work near farms. This presents a continuing challenge for pesticide regulators, in part because urban residents and farmers have different perspectives on the purpose and value of farmland. To growers, farmland is an economic resource supplying food and fiber to the world. For farmers, encroaching development often means restraints on routine operations such as pesticide applications, liability for trespassers, problems with theft and vandalism, and urban drivers on rural roads. Urban-oriented Californians value the open space farmland provides, a bucolic vision at odds with the noise of tractors at night, odors of animals, dust during plowing, and pesticides and fertilizers being sprayed near homes and schools. Those living next to farms often fear that agricultural pesticide use puts them at risk. They do not know what is being applied and for what purpose, and tend not to trust a farmer's judgment on pesticides.

California has the nation's strictest pesticide laws and regulations. Pesticide sales and use are tightly controlled. However, many of agriculture's newest neighbors consider these controls inadequate. They are concerned about toxic chemicals, including pesticides, and want a say in what will be used and when. Farmers view this as unwarranted interference in their business. The resulting friction has often escalated into conflicts that see disputing parties turn to local officials, including county agricultural commissioners (CACs), the media and pesticide regulators, for resolution. The long-term solution is better land-use planning, including firmer urban growth boundaries and, where appropriate, buffer zones between agricultural and urban uses.





December 5, 2012

VIA EMAIL and FACSIMILE

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

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

Re: CURES' SUPPLEMENTAL PUBLIC COMMENT STATEMENT, CEQA  
OBJECTIONS TO PROPOSED WINE COUNTRY  
COMMUNITY PLAN

Dear Chairman Snell and Honorable Commissioners:

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

In addition to the oral argument made during the August 22, 2012 hearing, CURE submitted a public comment letter summarizing objections to the Wine Country Community Plan ("Plan") and related Draft Environmental Impact Report ("DEIR") (also dated August 22, 2012). In response to questions raised by Commissioners during the August 22, 2012 hearing, CURE hereby submits this supplemental statement addressing the Plans' failure to comply with CEQA as required by Pub. Resources Code, § 21000 *et. seq.* In submitting this timely written objection, CURE also reserves its right to supplement these comments and challenge the DEIR pursuant to Pub. Res. Code, Section 21177(a).

1. EIR Fails to Adequately Assess Impact to Water Supply.

Pursuant to CEQA, a Project Plan EIR must discuss water supply and water availability with a greater degree of certainty and reliability than that completed in the Temecula DEIR. This mandates that water supplies identified and analyzed must bear a likelihood of actually proving available: speculative sources and unrealistic allocations (“paper water”) are insufficient bases for decision-making under CEQA. An EIR should address the impacts of likely future water sources and the EIR’s discussion must include a reasoned analysis of the circumstances affecting the likelihood of the water’s availability. *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova*, 40 Cal.4th 412, 432 (2007).

In *Santa Clarita Organization for Planning the Environment (SCOPE) v. County of Los Angeles*, 157 Cal. App.4th 149, the court provided a clear example of these water supply requirements. The Newhall Ranch EIR included a detailed discussion as to the mechanics of how the project’s water supply was to be met using State Water Project (“SWP”) water and an analysis as to why it was considered reliable. *Id* at 161. In upholding the EIR, the court of appeal found that the EIR satisfied the *Vineyard* principles because the EIR: (1) discussed the water supply based on a identifiable and reliable source; (2) the record contained substantial evidence demonstrating the likelihood of the project's near and long-term water supply needs, and (3) the EIR did not improperly defer analysis to later stages and (4) if it is impossible to determine that future water sources will be available, the EIR must discuss alternative water sources and the associated environmental consequences (not applicable for the Newhall EIR because the water supply was found to be reliable). *Id* at 158-159 citing *Vineyard, supra*, 40 Cal.4th at 430-431.

In contrast to the Newhall Ranch EIR, the Project DEIR relies upon the 2010 Rancho California Water District (“RCWD”) Urban Water Management Plan (“UWMP”) as the basis for assuming an adequate water supply for the Project exists. However, the UWMP projects significant increases in future water demand within its service area (with or without the project) and assumes that this water will be supplied by Metropolitan Water District (“MWD”) when that water is

doubtful and dependent upon the outcome of the Bay Delta expansion or and Quantification Settlement Agreements litigation.

Table 2.3-2 on page 2-15 of the UWMP shows water use in RCWD growing from 85,116 acre feet per year in 2010 to 126,138 acre feet per year in 2035, an increase of 41,022 acre feet per year (48.2%). Essentially, all of the increase in supply is assumed to come from MWD as shown in Table 3.2-1 on page 3-8 where treated and untreated water supplies from MWD are projected to grow from a combined 45,990 acre feet per year in 2010 to 91,390 acre feet per year in 2035, an increase of 45,400 acre feet per year (100%).

Section 4 of the RCWD UWMP contains a discussion as to the reliability of MWD's water supply, the most significant observation being that the DWR's 2009 *State Water Project Water Delivery Reliability Report* projects that State Water Project ("SWP") water deliveries in 2029 will remain *unchanged* from 2009 deliveries without improvements. RCWD UWMP at pages 4-5 to 4-5. This assumption appears to be in conflict with the conclusions reportedly made by MWD in its own 2010 UWMP (discussed on page 4-12 of the RCWD UWMP) that future MWD supplies are adequate to meet future *increases* in demand in their service area. However, given the uncertainty as to construction of the peripheral pipe in the Delta to improve the SWP project reliability, the Colorado River supply and outcome of the QSA litigation, MWD's reliability projections are speculative and unreliable.

Even assuming MWD's projections are reliable, the Wine Country DEIR should still discuss the project's cumulative impacts with respect to MWD's future water supply development needs.

In addition, the studies evaluated and referenced in DEIR Appendix H reference dated materials that are insufficient for an assessment of the impact to the water supply. Updated and current data should be used. 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 lead to contaminated groundwater and a hazard to public health but fails to identify how this will be mitigated to insignificance. DEIR 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. These should be incorporated in the DEIR water quality and hydrology sections.

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.

At the hearing on August 22, 2012, CURE submitted correspondence regarding shortcomings of the Draft Environment Impact Report for the Wine Country Community Plan (“WCCP”). One of the key issues was the DEIR’s failure to provide any analysis on the growth inducing factors resulting from the increased migrant work force needed to service the hotels and agricultural community. The Coachella Valley provides a graphic example of what occurs when there is inadequate housing to support the hotel and agricultural industry. CEQA requires that such an analysis be completed and that adverse impacts be mitigated. CEQA Guidelines Section 15126.2(d) of the State CEQA Guidelines states: “a project is identified as growth- inducing if it “could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Section 15126.2(b) requires an EIR to describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less-than-significant level.

The DEIR Section 5.0 on Growth Inducing Impacts discusses projected employment statistics but fails to implement policies or procedures designed to accommodate these changes. Table 5.0-8, *Comparison of Employment by Land Use Designation*, DEIR page 5.0-11, quantifies the potential growth of local employment generated by implementation of the Project as compared to the existing General Plan. This

evaluation anticipates a reduction in overall employment potential from 54,899 employees under the existing General Plan to 43,522 with implementation of the Project Plan. However, the DEIR acknowledges that although there is a reduction in overall number of potential employment positions, there is “nevertheless represents a substantial increase in employment due to increasing the number of wineries from the current approximately 42 wineries to the estimated 105 wineries, more than doubling the wineries and associated commercial/tourist employment.” DEIR at 5.0-12. Thus, aside from a (potential) overall reduction, there will be a substantial increase in low-wage and seasonal employees to staff the surge in vineyard and tourism industries.

Based on this projected increase in low-wage and seasonal laborers, the DEIR fails to adequately address the housing needs of this workforce. First, the DEIR states that the “Project would institute provisions to ensure that future growth is balanced and coordinated with the appropriate public services and infrastructures. It would also coordinate where, and under what circumstances, future growth should be accommodated.” DEIR at 5.0-9. However, this plan lacks program or funding specific information necessary to properly support the demand for accessible, affordable housing. The DEIR also points to the affordability of housing in the unincorporated Riverside area, but again, it is unclear whether this will be adequate to house and sustain the increased work force. See DEIR at 5.0-5 to 5.0-7.

The absence of affordable housing options designed to accommodate a greater labor force, labor camps or tent cities may result (as seen in Duroville in the east Coachella Valley). CURE advises the Planning Commission to contact the Riverside and Kern Counties to draw upon their analysis and recommendation for housing migrant labor.

CURE requests that the impact of increased low-wage labor force be analyzed and accounted for in policies and programs and that the County draw upon experiences in areas such as the Coachella Valley in mitigating these impacts.

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 Draft 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,

A handwritten signature in black ink, appearing to read "Nicole S. Martin". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

Please include the following in public record for the Southwest Community Plan hearing September 26, 2012 .

On 8/16/2012, I sent the following letter to Ms Meta-Cooper:

( I have, as yet, never received an answer to either the letter or my questions)

At the July 25, 2012 Planning Commission Hearing, I made public comment regarding the change in setback distances in the "2020 Wine Country Plan," and you informed me that properties of existing landowners would be "grandfathered" and only "new development" would be affected. You also said that if I intended to build a barn within that setback in the future, that, as long as the proper permit process was followed, that "should" be okay.

Unfortunately, I am still not completely clear regarding the setback requirement being imposed on Anza Rd. I still have questions that I believe you, or someone from your office, can answer for me

1. IS this setback, or can it BECOME, an *easement*?
2. What is the purpose of these deeper-than-average setbacks? While not stated in " the Plan", I'm sure there is one.
3. Why are they imposed only on WC-R parcels, and not on Commercial, Equestrian, or Lodging facilities (100' setbacks along the same roads), and leaving only SOFs with the 300' rule?
4. Do 300 ft setbacks apply only to parcels that "front" on Anza Rd, or also ones that "side"? { I note that 5<sup>th</sup> draft says "front yard setbacks}
5. Why are none of these issues addressed/clarified in the Ordinance? It really *states something different* from what you explain.

As can be seen on the attached map (exhibit 1) of my and my neighbors' parcels, (my northern lot line is 445'), 300 feet of setback encompasses more than half of the entire parcel with no regard to topography. Most lots are far from flat, and have limitations already as to how much is truly buildable. I also believe many of the houses along Anza Rd are already built within these setbacks, and any questions by potential future buyers of these properties would certainly have a negative effect on property values. Does it mean that a property without a house can be qualified unbuildable if the property has its only buildable space within the first 300'? What if the property IS only 300' deep? (see exhibit 2, showing parcels along Anza Rd, many of irregular shape and not as deep as my northern boundary line.) . Would we be restricted from building a second residence with the proper plot plan, etc. in that 300'?

Thank you for your assistance,  
Don Douglas  
951 699-5406

September 25, 2012

Dear County Planners & Planning Commissioners,

Having regularly attended almost all the AD HOC meetings for the "2020 Plan" and the hearings regarding the plan, I find it difficult to understand why no one has answered my inquiries regarding setbacks. It seems that sextupling my setback requirement is not a minor issue, and I and my neighbors would like to know the purpose for this being done, and the possible future repercussions it has on our properties. As stated in the previous e-mail, the 300' consumes more than half of many properties along Anza Rd, and existing homes fall within it. Residential parcel owners along the 12 roads in question were not clearly notified that this was a MAJOR change to their property rights.

It also seems unfair that 300' setbacks only apply to Special Occasion Facilities and Residential properties along these streets, and not "across the board" to wineries, equestrian, and farm worker housing.

I would respectfully ask for answers to these questions. For Anza Rd in particular, I believe the issue is connected to widening for the future Eastern Bypass, but the Plan is mute to any reference to that. Someone has an understanding and the answers to all of this. The homeowners need to know.

Don Douglas  
40920 Anza Rd, Temecula 92592  
Honeyhill1@verizon.net

From: [Don & Linda](#)  
To: [Coyle, Frank](#)  
Cc: [Khorasbadi, Farah](#); [Nantavongkhouangsy, Phayvanh](#)  
Subject: 300' setbacks in 2020 Plan  
Date: Tuesday, November 13, 2012 1:07:37 PM  
Attachments: [Setbacks in the 2020 Plan.mso](#)

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Dear Mr. Coyle,

We spoke at the last Planning Commissioners Hearing in Temecula regarding our concerns. Understandably, you were still relatively new in dealing with issues of the "2020 Plan" and could not give us answers without doing a bit of research. You did say, however, that you would look into the matter and get back to us. Since we haven't heard from you, the following is a recap of the issue and a reminder that we still need answers. Attached is a copy of our original request sent to Mitra, and also submitted in writing for the record at the hearing.

I have attended every public hearing on the Wine Country 2020 Plan and both testified and asked questions regarding the 300 ft setback provision. This is a substantial change in my setback and many times more than in other residential areas (sextupled), and no one yet will explain to me why it is being done, what the purpose is, or specifically how it will affect my and many neighbors' properties. I have spoken with Mitra Mehta-Cooper, George Johnson, and Frank Coyle directly, and have been told by each that they would "get back to me." Unfortunately, as of this date, I am still in the dark as to the particulars regarding the setbacks. An extra (**Explanative; purpose and intent**) paragraph added to the "Plan" would certainly be helpful, and seems in order; especially since the "Plan" has not yet been submitted to the Supervisors.

We have been told that these setbacks were potentially an effort to mitigate noise disturbance to existing residents, but due to topography differentials, that would not be the most effective method. Under ANY circumstances, having 300' of our property use limited in perpetuity is cause for alarm!

The additional fact that this intention by the county is virtually unknown by the residents involved/affected gives me great concern. With the "trails plan," rumors regarding the Southern Eastern Bypass, and major changes proposed for the entire area, I believe it is reasonable to ask that citizens along Anza Rd be made aware of specifically what is happening. The apparent lack of transparency only serves to arouse suspicion. Perhaps what we need is a meeting/hearing with all the 300 foot setback parcel owners involved and have the responsible authorities, whether county or City of Temecula, inform and explain, before a permanent change in our property-use rights becomes effective!?

I respectfully request that you or someone from Planning address my concerns and answer my questions. I know that Mitra added some new text after the following draft and I also would like a copy of how this section is currently worded.

Looking forward to your timely response,

Don Douglas  
951 699-5406

\*\*\*\*\*  
**Updated 5th revision**  
**PROPOSED ZONE CLASSIFICATION**

**B. Residential Standards**

The following standards shall apply to all residential developments in the WC zone:

(1) The minimum lot size shall be ten (10) gross acres except for existing nonconforming parcels and residential developments that cluster their density in Wine Country – Residential zone.

(2) Minimum setback front yard requirements shall be fifty feet (50'); except when the site is located next to Rancho California Road, Monte De Oro Road, **Anza Road**, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Hwy 79 S. **the minimum setback front yard requirement shall be three hundred feet (300') for new parcel and tract maps.**



---

**From:** Don & Linda [honeyhill1@verizon.net]  
**Sent:** Thursday, August 16, 2012 2:28 PM  
**To:** Mehta-Cooper, Mitra  
**Subject:** Setbacks in the 2020 Plan  
**Attachments:** Parcel Map 1-1.jpg; Neighbors Parcel Map-1.jpg

At the July 25, 2012 Planning Commission Hearing, I made public comment regarding the change in setback distances in the "2020 Wine Country Plan," and you informed me that properties of existing landowners would be "grandfathered" and only "new development" would be affected. You also said that if I intended to build a barn within that setback in the future, that, as long as the proper permit process was followed, that "should" be okay.

Unfortunately, I am still not completely clear regarding the setback requirement being imposed on Anza Rd. I still have questions that I believe you, or someone from your office, can answer for me

1. IS this setback, or can it BECOME, an *easement*?
2. What is the purpose of these deeper-than-average setbacks? While not stated in "the Plan", I'm sure there is one.
3. Why are they imposed only on WC-R parcels, and not on Commercial Equestrian, or Lodging facilities (100' setbacks along the same roads), and leaving only SOFs with the 300' rule?
4. Do 300 ft setbacks apply only to parcels that "front" on Anza Rd, or also ones that "side"? {I note that 5<sup>th</sup> draft says "front yard setbacks"}
5. Why are none of these issues addressed/clarified in the Ordinance? It really *states something different* from what you explain.

As can be seen on the attached map (exhibit 1) of my and my neighbors' parcels, (my northern lot line is 445'), 300 feet of setback encompasses more than half of the entire parcel with no regard to topography. Most lots are far from flat, and have limitations already as to how much is truly buildable. I also believe many of the houses along Anza Rd are already built within these setbacks, and any questions by potential future buyers of these properties would certainly have a negative effect on property values. Does it mean that a property without a house can be qualified unbuildable if the property has its only buildable space within the first 300'? What if the property IS only 300' deep? (see exhibit 2, showing parcels along Anza Rd, many of irregular shape and not as deep as my northern boundary line.) . Would we be restricted from building a second residence with the proper plot plan, etc. in that 300'?

Thank you for your assistance,

Don Douglas  
951 699-5406



**CITRUS/VINEYARD/RURAL POLICIES  
(5 AC MIN)**

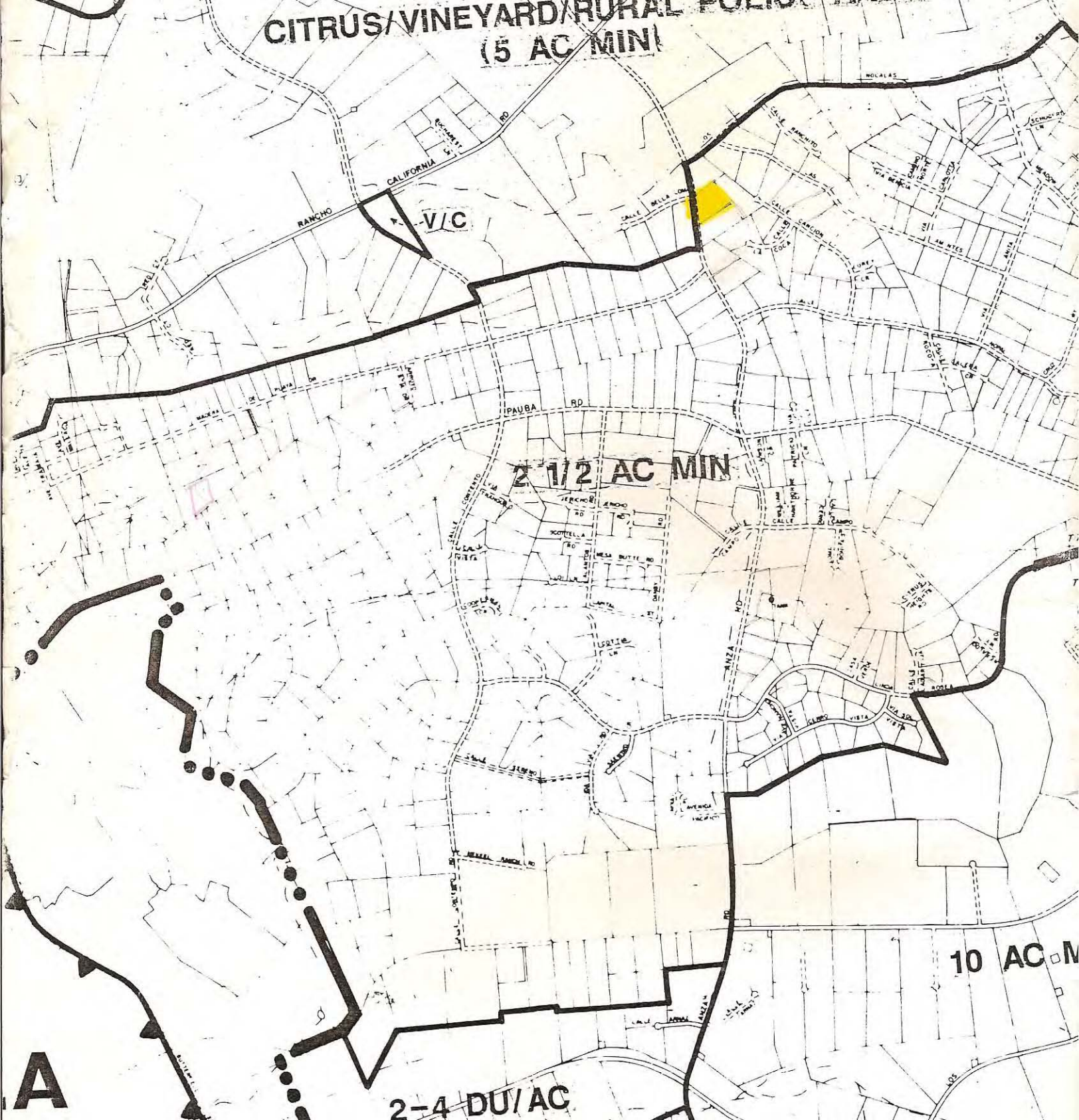
**VIC**

**2 1/2 AC MIN**

**10 AC MIN**

**2-4 DU/AC**

**A**



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**From:** Stark, Mary  
**Sent:** Wednesday, September 26, 2012 3:05 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Public statement for public record re: amendment 1077, ordinance no. 348.4729 , and the EIR.  
**Attachments:** image.jpeg; ATT00003.txt; image.jpeg; ATT00004.txt

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

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

From: Shawn Beckman [<mailto:beckmystr@earthlink.net>]  
Sent: Monday, September 24, 2012 2:17 PM  
To: Stark, Mary  
Subject: Public statement for public record re: amendment 1077, ordinance no. 348.4729 , and the EIR.

Please receive my letter with concerns over verbiage used at the recent hearing case concerning the RCIP General plan. The road know as " Madera De Playa" was referred to several times as a "secondary road".

In accordance with " county road improvement standard and specification, county of Riverside,Ca. Ordinance 659' page 22, item #16, a secondary road means an auxiliary street adjacent to freeways, expressways, arterial highways, major highways, secondary highways and flood control channels. Minimum right-of-way width shall be in accordance with the appropriate Ordinance No. 461 Street standards.

According to this description Madera DePlaya does not meet this description and therefor cannot be considered a secondary road. The East end Madera DePlaya dead ends on Anza rd., and at the West end, it dead ends at Avenida De Los Ninos.

As far as I can tell this description does not describe our road and there for should no longer be referred to as a secondary road in further planning considerations and discussions.

Thank you for your attention to this matter,

Shawn Beckman  
34475 Madera DePlaya  
Temecula, Ca. 92592

Madera De Playa, East end at Anza



Stark, Mary

Plaque, Patti Frank

**From:** Adrian McGregor [macsgarden2004@yahoo.com]  
**Sent:** Monday, November 19, 2012 4:40 PM  
**To:** C of R Carolyn Luna; Stark, Mary; Juan Perez Dept. of Transportation; Juan Perez Dept. of Transportation  
**Subject:** Fw: 2012 TUMF map of the 2003 to 2011 RCIP General and SW Master Plan, and now in the 2013 to 2023 RCIP General Plan and the SW Master Plan and its EIR's PROCESS, which has been OMITTED  
**Attachments:** TUMF TIP2012 SWRC Map.pdf

**Please place the following statements into Public Comment, as on all EIR DATES, the Planning Commissioners with the omission of Planning Commissioners John Petty's District No. 3 Temecula Wine Country amendment Ordinance No. 348.4729 and Program EIR IMPACT REPORT NO. 524, DID POSSIBLY WITH INTENTIONAL PURPOSE OMIT THE RCIP GENERAL PLAN AND THE SW MASTER PLAN AND MORE SPECIFICALLY ALSO ELIMINATED THE JULY 23, 2008 AMENDMENT NO. 7666 AS WELL PRETAINING TO THIS BOTH EIR OF THE 2013 TO 2023 RCIP GENERAL PLAN, AND WITHIN IT'S FIVE MASTER PLANS, AND DID OMIT FROM THE SW TEMECULA WINE COUNTRY PLAN AND THE ENTIRE EIR AND SW GENERAL PLAN'S TUMP AND SWAP DOCUMENTATION I BELIEVE WITH INTENTION, BUY STATING THAT "THE ANZA RD. CONNECTION TO THE I-15 NOT FULLY FUNDED IS OMITTED." EXECUTIVE TRANSPORTATION DIRECTOR PATTI ROMO AND DIRECTOR OF TRANSPORTATION JUAN PEREZ ALSO DID NOT INCLUDE THE PUBLIC INFORMATION, AS PER**

**CONSTITUTIONAL LAW, NOR JOHN PETTY, NOR THE ENTIRE RCIP STAFFING, NOR DID THEY INCLUDE THE EASTERN BYPASS AND THE SOUTHERN BYPASS INFORMATION, WHICH THE COUNTY OF SUPERVISORS HAVE HAD PUBLISHED THE ENTIRE FISCAL YEAR OF 20012, AS ATTACHED BELOW; NOR DID THEY INCLUDE THE STAKEHOLDERS PLANNING OF 2007, NOR CATHERINE HIGLEY'S COMPLETED PARSONS MAPPING, NOR THE EIR OF THE NEWLY DESIGNED BY ENGINEER MCBRIDE OF THE CITY OF TEMECULA, THEIR CITIES ARTERIAL ROAD, BUTTERFIELD STAGE RD. \*\*AND, WITH VIOLATION OF PROPOSITION LAW 218, ALSO OMITTED THE FULL DISCLOSURE OF SEWER COSTS STARTING AT \$\$55 MILLION DOLLARS FOR JUST THE VINEYARD/WINERIES AND THE EUROPIA ESTATES. NOR, AS ADMITTED AT THE JIM CARTER DIRECTOR HEARING OF OCT. 22, 2012, THAT THE COUNTY STAFFING ADMITTED THAT THE EMWD NOR THE RANCHO CA WATER DISTRICT DELETION OF SEWER BOND TAXATION WOULD BE LEVERAGED UPON THE RURAL RESIDENTS FOR THE BENEFIT MONETARY FOR THE VINTNER'S WINERIES, HOTEL/RESTORTS, WHICH IS FEDERAL VIOLATION OF BLIND SIDING WITH AN AREA VIRGIN OF SEWERS. ALSO, NOT INCLUDED WITHIN ANY OF THESE DOCUMENTATIONS INCLUDING MEHETRA'S ELECTRONIC SURVEY AND THAT THE SUPERVISOR STONE WOULD PUT ASIDE THE PROTECTION OF FINANCIAL GOVERNANCE OF 10,000 RESIDENTS VS. 30 PLUS**

**VINTNERS' LARGER LAND HOLDINGS. SPECIFICALLY, THAT DOCUMENTATION A-21 HAS BEEN VIOLATED BY THE ISOLATION OF INFORMATION COMPOSED OF ONLY VINTNERS FOR THE FIRST 18 MONTHS OF THE RCIP GENERAL PLAN SW TEMECULA WINE COUNTRY DISCUSSIONS AND PLANNING; WHICH I BELIEVE AFTER READING THE A-21 ADVISORY HOC GUIDELINES, THAT AN ADVISORY HOC MEMBER MAY NOT MAKE DECISIONS NOR DISTRIBUTE THE VINTNERS' MONEY COSTS TO BE IN BUSINESS WITH THEIR SEWER NEEDS LEGALLY IGNORED WITH THEIR PLOT PLANS AND BUILDING PROCESS. THIS IS STATED DUE TO THE FACT THAT THE COUNTY OF RIVERSIDE BUILDING DEPT., NOR THE PLANNING COMMISSIONERS OR THE SUPERVISORS IGNORED THE CONNECTION FEES TO CONNECT TO THE CITY OF TEMECULA SEWERS IS ONLY 50 FEET AWAY STARTING IN THE INTERSECTION OF BUTTERFIELD STAGE RD. AND RANCHO CA ROAD.**

**\*\*THE MONETARY COSTS ARE THE BURDEN OF THE BUILDERS AND OWNERS OF THE BUSINESSES ALONG RANCHO CA RD. AND THE .5 MILE EXTENSION ALONG BUTTERFIELD STAGE RD.**

**THE COUNTY OF RIVERSIDE AND THE CITY OF TEMECULA WITH THEIR SPHERE OF INFLUENCE SINCE 2005 HAVE ALLOWED MALFEASANCE AGAINST THE TAXATION LAWS OF THE STATE OF CA. EACH PARCEL SHOULD NOT HAVE BEEN ALLOWED TO BUILD WITHOUT THE CONNECTION ONTO THE**



**EXISTING SEWER LINE. THERE IS NO LEGAL OBLIGATION TO LEVERAGE THE CITIZENS FOR THE LICENSED BUSINESSES OVER BUILDING AND LACK OF CONCERN AND POSSIBLE IGNORING THAT THE District 3 Supervisor SHOULD have each Parcel Owner PAY THEIR OWN WAY TO EXIST AND FUNCTION. ALL THE RURAL RESIDENTS are not responsible under free franchise laws to be stripped of their deeded rights to be in business in order for larger parcel landowners to “ONLY BE ALLOWED” in 2013 to earn monies v.s. the deeded and zoned rights given within the RCIP General Plan and SW Master Plan since its beginning of 1970’s where vintners purchased their agricultural lands v.s. parceled rural single residency deeded rights, and modified in 1998 by District 3 Supervisor and J. Petty to insure increase in revenues within the county unincorporated areas were equally given land rights and function I believe.**

SEE THE 2012 TUMP MAPPING “PURPOSELLY WITHHELD FROM THE THIS NEW 10 YEAR RCIP GENERAL PLAN AND THE SW MASTER PLAN. Possible penal code 115’s of the state of CA.

The planning commissioners have NOT VOTED on the EIR of the Temecula Wine Country. Nor, have the County of Riverside Board of Supervisors Voted on the EIR content.

Since the process is not closed by legalized Voting Process, the Public has the right to continue their documentation DISCOVERY “especially” since the content of this EIR has illegally withheld the Eastern / Southern Bypass within District 3 with possible “legal malice” and other unknown

reasons from the legal rural residents amongst the Citrus and Vineyard CSA Road District No. 145, which they pay additional taxation to belong within its 90 square miles of dirt and some paved roads.

In the 2006 Stakeholder Minutes, it clearly discusses that the monies for the Eastern Bypass are in place, AND THAT though multiple projects are ongoing, the Eastern Bypass/Southern Bypass may proceed as of 2006 with the assigning of the designing to Highpoint and to Dan Stephenson with his Rancon, per the minutes already submitted into Public Testimony.

**2012 Southwest TUMF Zone  
Transportation Improvement Program**

**TIP Adopted February 6, 2012**

*These Statements above and below are submitted by a private citizen without legal council of an attorney. I believe that the above and below statements to be true, and possibly could be professional over sights of being included with unknown legal complications and injury to the rural residents of our District No. 3, no. 7666 of 2003 Wine Country modification/amendment of terms and size and in 2012's rewriting of the 2013 RCIP General Plan, and also its SW Master Plan*

*now referring not to 3,000 acres of plantings, but larger in 2013 to 2023, where they are being removed for hotel/resort plantings, influence destruction by Pierce's Disease, and world wide Drought on catastrophic known magnitude for the next 50 years.*

*Signed Respectfully,*

**Adrian J. McGregor**

**P.O. Box 894108**

**Temecula, CA 92589-4108**

**macsgarden2004@yahoo.com**

**951.676.5024**

Dated Nov. 16, 2012 to be placed into the unapproved/not voted upon EIR for the Temecula Wine Country, which the County of Riverside Supervisors have not voted upon, due to the non voting process of the County of Riverside Planning Commissioners.

*MURRIETA*

*WILDOMAR*

*Rancho California*

**Winchester**

*Indian Truck Trail*

*Diamond*

*Bundy Canyon*

*Murrieta Hot Springs*

**Winchester**

Palomar

Margarita

Constance

Hunter

Old Town Front

Railroad Canyon

Nutmeg

Whitewood

Jefferson

The Planning Commission for the Riverside County Planning Department scheduled for **Wednesday, August 8, 2012** at the Temecula City Council Chambers located at 41000 Main Street, Temecula, CA 92590, Riverside, California has been cancelled.

NOTICE IS HEREBY GIVEN that the next Planning Commission to be heard at the Temecula City Council Chambers is scheduled for **Wednesday, August 22, 2012 at 9:00 a.m.**

3.1

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

The individual components include:

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

## REPORT OF ACTIONS AUGUST 22, 2012

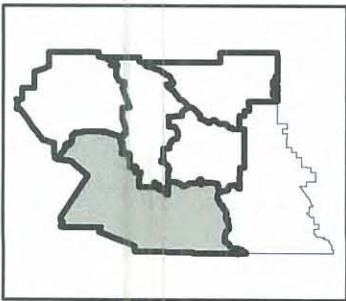
### **3.1 DISCUSS AND CONTINUE TO AUGUST 29 OR SEPTEMBER 26, 2012**

Planning Commission Action:

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

scheduled for **Wednesday, August 29, 2012 at 9:00 a.m.** at the City of Temecula Council Chambers, 41000 Main Street, Temecula, CA 92590 has been canceled and rescheduled for **Wednesday, September 26, 2012 at 9:00 a.m.**

2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.



**Ultimate Number of Lanes**

- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes

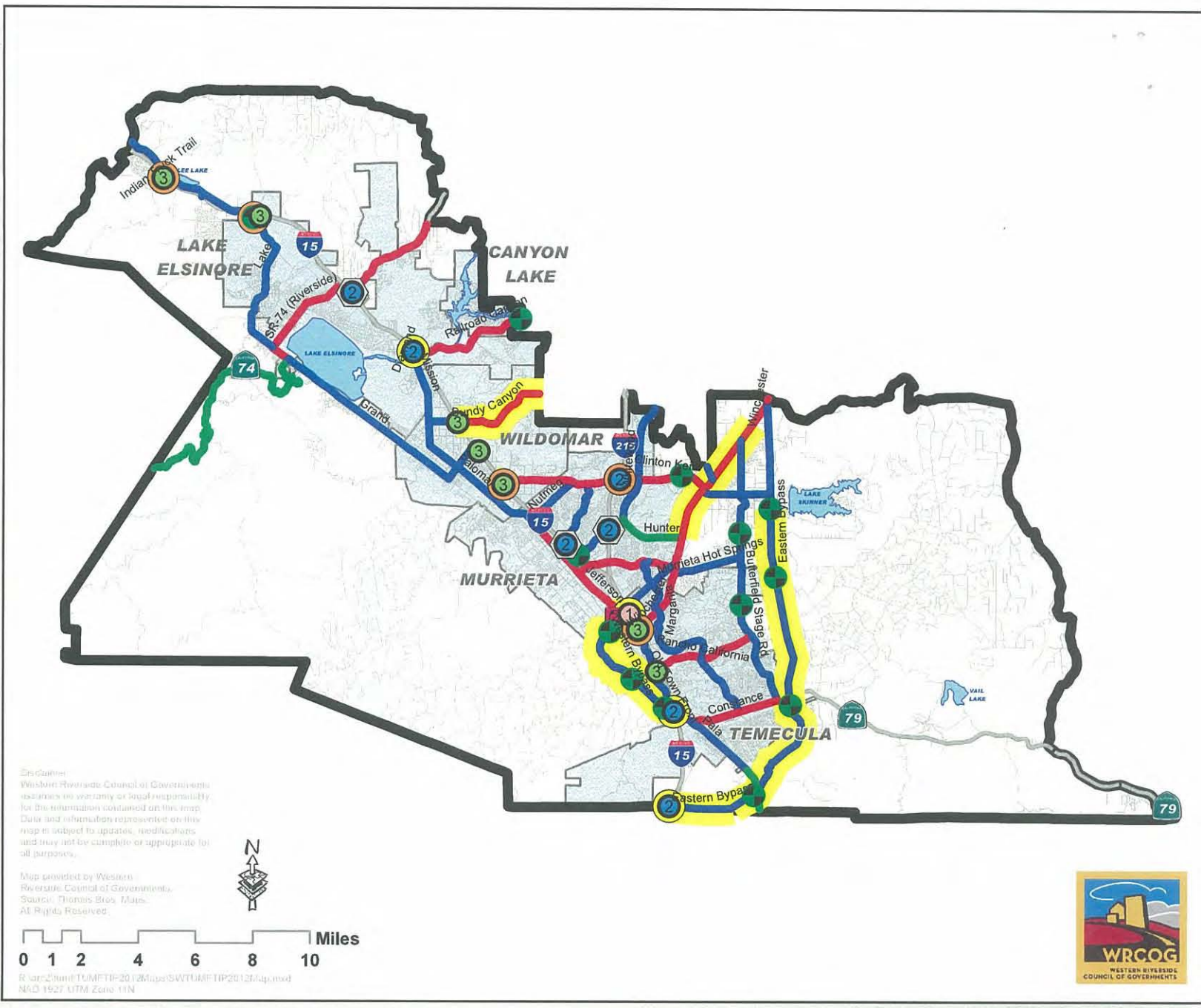
**Railroad Crossings**

- \$4,550,000 per lane
- \$2,120,000 per lane

**Interchanges**

- \$43,780,000
- \$22,280,000
- \$10,890,000

- Bridges
- Approved Structures
- RCTC Approved Interchanges
- Completed Structures
- Approved Road Segments
- RCTC Approved Road Segments
- Approved RTA Transit Center
- Railroads
- Freeways
- Lakes & Rivers
- TUMF Zone Boundary
- Streets & Roads
- City Boundaries



TIP Adopted  
February 6, 2012

# 2012 Southwest TUMF Zone Transportation Improvement Program



---

**From:** Stark, Mary  
**Sent:** Monday, December 03, 2012 8:29 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Please give a copy to each Planning Commissioner for Dec 5th Hearing  
**Attachments:** December 2 EIR Negative EIR.doc

This is regards to Wine Country Community Plan.

*Mary C. Stark*

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

---

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Monday, December 03, 2012 4:15 AM  
**To:** Stark, Mary  
**Subject:** Please give a copy to each Planning Commissioner for Dec 5th Hearing

Please give a copy to each Planning Commissioner of my attached document.

Thank you, Mary.  
Dec. 2, 2012

December 2, 2012

**Please place the following statements into Public Record for the Temecula Wine Country No.7666, EIR No.1077, and Ordinance 438.4929, and 20/20 Vision amendments.**

**Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula, CA 92589-4108  
[Macsgarden2004@yahoo.com](mailto:Macsgarden2004@yahoo.com)**

**As stated before, the correct numeration is DOCUMENT A-21, revised in 2006, County of Supervisors' Guidelines for Selection of Planning Commissioners, Special Appointments, and Advisory HOC Committee members.**

**We have discovered that this EIR is not complete. Whereas, pursuant to the California Environmental Quality Act ("CEQA"), both the County of Riverside and the City of Temecula with its Sphere of Influence as of 2005, and this draft of Environment Environmental Impact Report (EIR) has not invited in writing from the beginning of 2008 to only two letters of notification by legal mail have been received by the rural residents. There are omissions of potential adverse environmental Impacts of this Temecula Wine Country Planning Commissioners' EIR, such as the deletion of the approved TUMF Projects Feb. 6, 2012 approved freeway/expressways of I-15 and/or I-10 being connected by the Eastern Bypass. There is NO LEGAL excuses why an approved route in 2003 with a second drawn 32 million dollar Parson's Map in 2007 and started in 2009-2010. 2013 is the completion date with the section being omitted from SWAP and CEQA affects deleted, by saying at the July, 2012 Planning Commissioners' hearing at the City of Temecula City Hall, "the Anza Road Connection to the I-15 not fully funded in**



**2011 is not included". Yet, the 2006 Stakeholders' Meeting minutes clearly state that the Eastern Bypass through to the I-15 is Fully Funded.**

**By not including the negative impact affects of the vehicles the County of Riverside Supervisor Jeff E. Stone and the City of Temecula City Council Members, SWAP and CEQA State Laws have been violated I believe.**

**The Dept. of Transportation staffing including Pattie Romo, Director C. Luna, John Petty, Jeff E. Stone, Juan Perez, Mehtra, City of Temecula Transportation Director Butler, past Shawn Nelson, and Bob Johnson, and Patrick Richardson and City Council Members are WITHHOLDING the Parson's Mapping, and all of the key data which makes the construction of this expressway an unmitigated EIR of negative Impacts so severe, that the County Staff wrote to the City of Temecula and Council in letter No. 10 in 2005 that all low laying valleys will have 6% negative Hot Spot Carbon Monoxide Carcigenic Soot Particles along the entire Eastern Bypass between the I-10 to the I-15. This condition will impact the wine grapes and all agriculture with the coating of the crops and soils with the debris high toxic levels I believe. This is especially true when you add the contamination and noise of Anza Rd. Southern Bypass Expressway starting with four lanes and out to 50 year METRO PRESERVE expansion. And, the percentages may be seem below.**

**It is not legal CEQA LAWS Practice to withhold from the entire valleys that this cement causing freeway will impact their lives, quality of living and health to UNNEGOTIABLE NEGATIVE IMPACTS WHICH CAN NOT BE ALLOWED OR MITIGATED, per Federal Laws, CEQA, and SWAP, Letter No. ten clearly states children, and seniors, and persons with health conditions will be greatly negatively affected by the freeway in 2005 of the EIR to the City of Temecula on CD-ROM Disk kept in Planning at a staffer's desk; not in the reference public data.**

**Planning Staff and the Planning Commissioners have NOT LISTED OR DISCUSSED WITH THE PUBLIC and Residents already discovered available data, facts and conditions described in the CEQA Guidelines (California Code of regulations) Sections 15162 and unknown ones calling calling for preparation of a subsequent EIR has occurred ALREADY and not being omitted. These are significant environmental effects or substantial increases in the severity of previously identified significant effect.**

**Exception is that both the County of Riverside and the City of Temecula are deleting information of substantial importance already discovered and known from 2003, 2005, 2007 Parsons mapping, TUMF approved mapping Projects as of Feb 6, 2012 and before, SWAP readings and projections, and with Deliberate Lack of exercise of REASONABLE DILIGENCE at the time of the this EIR and prior ones are being deleted and CAN NOT BE ALLOWED TO BE VIOLATED. The water that RCWD relies on is its groundwater of Temecula and Murrieta basins, which is limited v.s. being over used in 1993 population plus 18,000 more homes would be violating the Limited Formula for IMPORTING outside potable WATER. Now, in 2002 Samuel Pratt is on record discussing the issues on no water to support further population growth. NOW, add 30 wineries plus 75 more WANTED wineries having no water to support them with 1% northern water desalting chances to support vineyards and citrus. CEQA LAWS and formulas can no LONGER be ignored. The result will be massive losses of natural resources to support animal and human life, if plants/crops are ignored as well.**

**SEE 2.6.1 Water, pg 10 of Wolf Creek Project, “The major source of potable water distributed by the RCWD is groundwater from the Murrieta\_Temecula basin. The groundwater is supplemented with imported water from the Metropolitan Water District (MWD). The RCWD has a current annual supply capability of 59,00 acre feet per year,**

**which is adequate to meet current demand for potable water (Final EIR, pp. 119-20). Exception: in 2012 the population from 2000 estimates has nearly doubled in Murrieta and Temecula. No longer are there 55,000 residents in Temecula and another 55,000 residents in Murrieta. (Double what they could supply with groundwater ONLY). Now, in 2012 Temecula is over 120,000 residents and Murrieta is about 105,000 residents. THERE ARE no waters for farming with the Temecula/Murrieta groundwater basins.**

**How WRCOG and SCAG testimonies can not be included with accurate 30 to 40 year projections with endless negative impacts of the I-215 Corridor and Jefferson Corridor of massive population expansion is very questionable. The 20/20 Vision does not state WHY 300 feet MUST BE TAKEN on 12 Residential Street areas within the Temecula Wine Country. County mapping of the 12<sup>th</sup> floor stated that the Engineering Dept. of the City of Temecula had not supplied the mapping they had drawn to the 12<sup>th</sup> floor of County of Riverside Transportation before these EIR hearings.**

**There is NO WATER to support these expansions of building and foreign city trade city housing in the green belt islands the City of Temecula has included in their 20 year growth plan financial report. THIS VIOLATES CEQA LAWS. It also violates Supreme Court 2002 Judges Ruling that “NO PAPER WATER may be Given to a Developer or Development Plan when it takes water away from the existing community.”**

**Exception: The CA 2013 Water Crisis and Energy online and in print. Hoover Dam with stop producing energy due to the turbines being out of water and NOT ENOUGH WATER to make energy. Also, San Onofre is down. THERE is no energy to support HIGH USAGE megawatts for hotels and 75 more commercial concepts of development. The rural residents and the 30 wineries are RATEPAYERS. YOU can not ALSO except us to accept more taxation to pay for their needed energy increases, too??? This violates CEQA and SCAG and**

**SWAP. The level of population and tourist trade commerce violates CEQA, in that the citizens are described in this EIR only as RESIDENTS, and not accurate combined population, PLUS UNKNOWN anticipated TOURISM/Tourists USING UP THE precious WATER GROUND SUPPLY in the PRESENT or in the numbers of the future. The 2000 project of Wolf Creek is to be allowed to use ONLY 400 gallons per DAY, to meet CEQA regulations. THIS is an unrealistic number of gallons for TOURISTS and thirsty grapes NOT added into the groundwater limitations of the area, and per Supreme Court Judges Ruling of 2002.**

**Also, per Proposition 218 has “grossly” violated: Per the Jim Carter Estates Executive Director’s Hearing of Oct. 22, 2012, discovery was stated that neither EMWD nor RCWD have NOT notified nor implemented SEWER Hearings, notification and total impacts revealed of \$55 Million Dollars to be leveraged upon rural residents in the worst economic times in US or World History. There are no monies free for the Vintners to take from their neighbors of modest financial means. The average 2010 discovery by the County of Riverside Auditor-Controller revealed that the average income in Riverside County is about \$29,000.00, per Audited-Controller Robert E. Byrd’s Financial Annual Report.**

**US government has revealed in 2012 forecasted food shortages such as wheat and corn, etc. due to drought/flooding/storms, etc. The availability of food storage for the United States government is more WORST than the Dust Bowl; in the first time of US history ever. Water will be double due to groundwater requiring desalinization and its revealed \$140 million taxation bill when the RCWD’s Vail Lake Desalination Plant it is built for Temecula residents. This does not include the needed Billions of taxation needed to save the levees of the Sacramento Delta. This also does NOT include the FACTS of the 2012 national election and California State projections of taking monies of additional taxation extremes, nor the lack of**

**jobs. This also does not reflect the large population of seniors in our area who have limited incomes with the promise of less income when the taxation is to be leverage for national insurance for ALL.**

**Supervisors are allowing MWD and RCWD and EMWD as of 2008 to make demands to eliminate 1.9 million septic tanks in Riverside County. This will cost the average family about \$45,000.00 to keep a tank, plus about \$600.00 per year with likely fines in the thousands.**

**Placing taxation for the Temecula Wine Country Wineries and the City of Temecula's new owned properties from Ashby, USA of about 159 acres with gravity flow sewage planned, is being asked for the rural Residents to pay for the City of Temecula to develop a new area, and also have plans for the rural residents to pay for flood control, more sewage plant development, parks to come, etc.**

**There are no residents who can afford this land grab planning. Why say a land grab? I believe when the residents discover what the Supervisor Jeff Stone and the four other Supervisors are planning with the developers and the City of Temecula City Council, that to burden us all with OVER TAXATION without transparency/blind siding us, most will have to abandon their modest homes of the Wine Country. Plus, this 20/20 Vision is illegally stripping of free property rights of Free Franchise which is deeded to our lands since Kaiser/Atlantic Richfield Oil sold Track 6410 in 1976-77. There are at least 123 parcels with the rights to have almost 50 rural businesses, the Vintners wish to eliminate in order for ONLY themselves to make monies. As, "repeatedly", the Vintners at all of the hearings have STATED, "THERE is no money making in the production of wine."**

**1. So, there are no social economic likenesses between the Vintners and the residents, except that both inanities exist**

**in the same area: 10,000 rural parcel residents verses 30 wineries.**

**2. No where does CEQA state that rural residents should be violated by their government to financial ruination.**

**Where will two emitters, one on each side of each grape vine get the water for 24 hour irrigation in the long hot months with raising temperatures when they will need water every 7 to 10 days without another 75 plus wineries? THERE IS NO WATER TO SUPPORT this, per the RCWD in 2000, in the Wolf CREEK Project Section Environment Impacts Significant Section 2.2 Water Resources. The 20 year description for Wolf Creek is no longer obtainable due to Crisis on Tap, November 2012 Judges ruling to deny appeals to give Temecula and Southern CA residents the needed water for usage over fish rights. The Judge, as per the Supreme Court DENIED Temecula and Southern CA MWD and RCWD and EMWD Northern CA waters instead of fish habitats.**

**\*\*EXTREME Significance: “Napa Vineyard Salt Formula” will not be met in Temecula Vineyards. The Salt as stated online, requires in Sonoma and Napa, the MODEL of Temecula Vineyards, REQUIRES Northern CA cleaner Water free of Colorado Water, Recycled Water, and fertilizers and pesticides from farming to OBTAIN the 1% salt ratio THAT is MANDATED to have vines and citrus live. Groundwater here does not have the benefit of Northern CA cleaner waters, per historical documentation.**

**NOW, there are no waters to support the Temecula Wine Country.**

**\*\*Significant Negative which also can not be eliminated, is that RCWD Master Plan can no longer be met since 2002!., nor can the City of Temecula General Plan be realized. IF recycled water were to be attempted to be used on the vines, any run off would contaminate surrounding parcels and soils, and the groundwater.**

**There is NO STORM flood control in the Wine Country of 90 sq. miles of roads to protect Old Town down river areas, per NPDES requirements for storm water runoff control. SCAQMD is too high for tourism hotels of the projected masses, verses rural 10,000 residents' needs first. There is no way to reduce high energy usage hotel/resorts energy reductions with missing San Onofre, and Hoover Dam losses. Also, being ignored within this EIR is the Santa Margarita River Watershed LAWSUIT for all areas up river including Temecula areas for TAKING TOO MUCH Watershed. If the raising oceans, per national reporting on Dec. 1, with 5% of ice shelves already melted, scientific data as of Feb. 2002 stated if the Pacific Ocean raised in 3 degrees of temperature in the next 100 years, our oceans would raise 20 feet. The International Oceanic Scientific Board discovered the next month in March, 2002, the Pacific Oceans' temperature had raised 2 degrees. The ocean is coming up river. The ocean's salts will be coming towards our precious groundwater; OUR ONLY LOCAL WATER FOR HUMAN TO DRINK.**

**Adding change in conditions of FEIR selling of alcohol out onto local roads and freeways of 30 wineries and add 75 more serving alcohol in a concentrated area is questionable jurisdiction when implanting them into an established rural residential area. Then add thousands of more tourists to the numbers of wine tasting and onto the local roads with alcoholic usage. There is NOT compatibility with local residents nor noise that can impact thousands of residents whose holdings are in the billions vs 30 businesses who do not want to pay for their own sewage/sewers, and whose City of Temecula and the County of Riverside Supervisors, with co-conspiracy of EMWD with RCWD have plotted to HAVE 16 letters to justify WHY the 10,000 residents who only submitted 90 letters, "We do not want sewers in the Wine Country", should be tax**

**burdened into bankruptcy and starvation by their elected officials taking FLAVORTISM TO 30 LAND OWNERS, who openly state that they can NOT make money with ONLY wine production; they NEED ALL THE PERKS and all of the money...and DO NOT want smaller establishments to co-exist, WHICH VIOLATES THE BASIS OF OUR FREE FRANCHISE CONSTITUTIONAL LAWS.**

**I am a private citizen without the assistance of an attorney. I believe what I have stated to be true from my attendance at public hearings with Jeff Stone and his “gang” since 1993, listening to them, reading data, etc.**

**I have lived here since the late 1970’s in the valley. Water supports and sustains human life. We refuse to give up our homes, and the right to have our community groundwater to be ONLY for our usage, AS on February 12, 2008 at the RCWD Farmers and Ranchers Water Management Meeting held, which I attended the following was stated and is in electronic agenda minutes recorded: MWD has NEVER had the philosophy to support agriculture with agriculture water. Our charter ONLY states, MWD supports ONLY URBAN Areas.”**

**And, discounted agricultural water rates will cease in 2013. So, with a house being limited to 400 gallons per day is too much in the City of Temecula for the 2000 EIR of Wolf Creek Project of up to 2600 homes , NOW we rural residents are being asked to be taxed the following: (2 Million from Supervisors) plus + (promise from Vintners to pay one time \$4 Million) plus + (\$55 million - \$6 million) Equals the rural residents being leveraged for the Vintners Sewers with these hidden totals of \$49 million dollars hidden and not discussed at my request at the July 26, 2012 Temecula Wine Country EIR Planning Commissioners Hearing) with this question: SEWERS HAVE NOT BEEN DISCUSSED IN THIS EIR, but**



**the total being buried in the 20/20 Vision Document. WHO WILL PAY FOR THE SEWERS THAT Developer/Vintner I was told by EMWD had requested at estimate of what three phases would cost. And, it was NOT \$18 or \$19 million.**

**\*\*Exception: One staffer stated it would cost \$19 million dollars.**

**“You know, the supervisors gave you \$2 million dollars. We’ll write some grants. And, what monies we do not receive, We’ll ask the government for a LOAN.”**

**EXTREME Significance of violations: At no time were the 400 persons present told, “We are going to spend \$55 million dollars in 3 phases to begin with. And, we are going to TAX you for the VINTNERS to earn monies. I believe this to be a breaking of CEQA LAWS, Constitutional Rights of the rural residents and abuse of ethical governance laws by the City of Temecula City Council Members, and possibly their attorney’ differential judgment of the law with their Sphere of Influence with their staffing, and possible conflicts of interest, and the County of Riverside Supervisors, and the Planning Commissioners, and all of the Staffers and abuse by the EMWD and RCWD staffing who stated, “We don’t know how we got together for this project, but we have it planned.” Stated at the July 25, 2012 EIR Hearing at the City Hall of the City of Temecula.**

**Signed, respectfully, with a sadden heart, that a few would conspire against an established rural community of our caliber into bankruptcy/over taxation.**

**We are being violated, and being told this is GREAT. My continued statements are, “That the City of Temecula and the County of Riverside have sewers only 50 feet away from the first parcel of the Wine Country on Rancho CA Road/Butterfield Stage Rd intersection. WHY WERE**

**SEWERS NOT MANDATED TO EACH PARCEL ALONG THE Rancho CA Rd. businesses? You made our properties pay full fees. So winery/developments are NOT being charged FULL Developer FEES. Why?**

**..All most of all, why are you allowing Vintners/Developers and unknown investors to me to continue building City/Resort Projects without sewers in our area.....even now, when their septic tanks design did not SUPPORT OVER DEVELOPMENT and may have been cited for being over capacity filled?**

**Jeff Stone states, SEWERS are the KEY.**

**The City of Temecula wants reduced costs for their new developments along the newly opened 2.1 miles Butterfield Stage Rd. opening; designed by McBride engineer of the City of Temecula; NOT the County of Riverside. Why did the County not design in the Unincorporated Areas? The 12<sup>th</sup> Floor Transportation does not have the City of Temecula's Butterfield Stage Rd. engineered mappings nor the adjacent parcel maps with matching ownership?**

**Who is the Developer who has purchased all of the property along the new Butterfield Stage Rd.?"**

**There is NO Transparency. I ask WHY NOT?**

**Vintner Advisory HOC member stated, "We need to figure out how to distribute these costs."**

**WHY?**

**If you can spend millions, why did you NOT pay parcel by parcel for your sewer connection only starting on Rancho CA Rd. AND WHY DID THE CITY/COUNTY NOT MAKE YOU? I BELIEVE THESE MAY REQUIRE SOME TYPE OF INVESTIGATION.**

**But to whom should we turn? Should we go to Attorneys to fight elected officials who choose to abuse and destroy us financially?**

**Believe CEQA must be contacted and SWAP, and possibly our Assemblyman, etc. to tell what you are attempting to do to 10,000 parcel residents v.s. 30 winery/hotels, and ??  
Developments/foreign investors AND withholding the TUMF mapping you approved on Feb 6, 2012, and the 2007 Parsons \$32 million Mapping of the Anza Rd. Freeway, whose mapping is STILL being withheld from the citizens FROM THIS EIR.**

**NO CEQA/ SWAP disclosure, nor was it revealed in this 2013 to 2023 RCIP General Plan, OR in the RCIP General Plan SW Master Plan and more specially the Temecula Wine Country Survey, the Advisory HOC Planning Committee original members for 18 months of NO Public viewing or hearing or being allowed to attend their non-disclosed meeting's date, place or time, and lack of residential representative not being attended until Oct. of 2011 to the 13 other members list membership. NOR, has District 3 Supervisor Jeff E. Stone's style of governance been the model of fairness and most likely would be reviewed as liabilities of Fiduciary abuse, corruption and negligence I think.**

**You are not like Napa/Sonoma in the Temecula Wine Country. Yes, it is nice. Northern Napa/Sonoma, they have the northern waters snow pack. They have thousands and thousands of acreage planted. They are not an island destination resort. They are historical.\*\*They are an agricultural area since the early 1800's. They were immigrant farmers mostly. Temecula Wine Country started with the Audrey and Vincent Cilurzo's first plantings in an experimental 1968 beginnings. Today, there are 30 places of plantings of limited quantity wanting to be a destination business community vs. Napa and Sonoma...and other areas. Temecula has 18,000 acres give or take of vines. This EIR and/or 20/20 Vision PLAN to have Residents TO PAY Hotel/Vintner OWN LANDSCAPING COSTS. YOU do not pay my landscaping costs on our rural**

**parcels. Plus, five or six years ago the Temecula Wine Association and hotels/restaurants gave themselves self yearly taxation to have white plastic fencing and landscaping. Looks nice. But, it belongs to them, on each parcel with self taxation. Takes extra water; is not drought resistance. Needs legal review.**

**In 2009 President Obama put into law, “NO MORE RURAL SPRAWL; it causes Global Climatic Greenhouse Effects”. You are ignoring Federal Law and CEQA verses Vintners of a paper association; You are not an active member of the State of CA Farm Bureau. In 2006 you were for 3 Months only, then closed. You can withdraw from the Vintners Association at any time with a 24 Hour Mailed Legal Registered Mailing. Then, you may build Act 21 high rise worker housing to walk from condos of 400 sq. ft. etc. to work. The largest company of Abbott is leaving in 2013 and we loose 4,000 jobs. Without water, a company both new or old will not maintain in business. EB-5 you are placing amongst our homes; Foreign investment/developments.**

**\*\*We are on the decline of agriculture, NOT the increase of it, as per the 2003-2013 RCIP General Plan Master Plans EIR stated, “When will you tell the farmers they are going to STOP FARMING at the Hemet EIR Planning Commissioners RCIP General Plan’s EIR; There is no water to support agriculture, per RCWD and MWD 02/12/08 Rancher Meeting. Full domestic pricing to WATER GRAPES requires per vine plant a 16 gallons per plant per HOUR for 24 hour periods every 7 to 10 days during 5 to 6 months of extreme heat before harvesting. And, the raised temperatures of two years of 11 degrees warmer, puts the growing of citrus (lawn tree planting) and vineyards agriculture area in jeopardy. Why? More water usage can not**

**be given. Also, northern CA farmers are being forced to give up their agriculture water rights to San Diego County due to their Over development of population; 3 million residents in their Unincorporated County Areas ONLY. They plan to start drinking their sewer plant waters as well.**

**US and World Scientific Community gives the facts, NOT the wishes we desire “to exist” to continue down a pathway of NO agriculture meters being issued here since 2007 by EMWD and RCWD; They are issuing only non-agricultural meters.**

**We have been on a 3 tier Drought Water usage with RCWD for nine years plus for our rural parcel.**

<b>Remember</b>	<b>RCWD Water Board Members wanted to issue a moratorium in 2009; no more growth; WE”RE over our imported water formula for our GROUND WATER....since 2002 when 55,</b>	<b>000 residents ONLY were here, per Albert Samuel Pratt.</b>
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**Respectfully Submitted,  
Mrs. Adrian J. McGregor, Private Citizen  
P.O. Box 894108  
Temecula, CA 92589-4108  
[Macgarden2004@yahoo.com](mailto:Macgarden2004@yahoo.com)  
951.676.5024**

**The EIR process of the Temecula Wine Country is STILL open until the EIR hearing to be held on Dec. 5<sup>th</sup>, 2012.**

**I am submitting these STATEMENTS because they HAVE Been withheld from Public Discussion by the City of Temecula Staffing/Council Members and Supervisor Stone/and fellow Supervisors/Mehtra/Country Staffing/RCWD and EMWD Staffing, Planning Commissioners and documentation withheld and CEQA requirements not being followed with water shortages documentation activation, and for NOT revealed and process of Sewers to be introduced ignoring Proposition 218, and NOT HOLDING EIR public process done for 10,000 rural residents verses a Special Groups Personal Desires to take over an entire rural residential area filled with 10,000 residents v.s. 30 plus winery/hotels....and growing/being approved without 100% full fees collected, starting that in 2008 as of July Hearing Planning Commissioners' Hearing for NO. 7666 amendment of terminology that an area be expanded in an illegal hearing, not agendized by The Board of Supervisors, and Planner Derek Hull stating he received no written statements, which is untrue, and that he attempted to abort legal procedures because Supervisor Jeff E. Stone came to him "personally", asking him to get it done. (as is on recorded taping dvd)**

**Our planets' 2012 alignment on Dec 20 of the 26,000 year event is affecting our weather, our lives and man's survival. This is before "the wishes to take our monies until we are financially forced to sell out cheaply or leave due to over taxation, which is NOT Acceptable in America." Our spiraling US Treasury debt...will require TAX heights starting in 2013.**

**Please. This Machiavelli inner conspiracy for the elite and enthused Inner Group of the Temecula Wine Country NO LONGER justifies the means to destroy our lives for the FEW.**

**This is a NO DEAL.**

**The situation is to have each business along Rancho CA Rd. to pay their own way. And, if others also want sewers to be a winery or hotel, they have to pay their own way.**

**The legal process has been abort from the County of Riverside Document A-21; the Guidelines of the Supervisors to Select Planning Commissioners, Special Appointments, and Advisory HOC Planning Members. (AHPM process has been violated, I think by making the decisions for 18 months with only Vintners. They Supervisor Jeff Stone added 13 more members. He waited until Oct. 2011 to add the Residential Advisory Hoc member, thinking that November would be their last meeting.**

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**From:** Stark, Mary  
**Sent:** Monday, December 10, 2012 7:05 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Dated Water Reality Fw: Thorson..letter handed out....Water is tapped out.... Thorson letter handed out.  
**Attachments:** Water of Temecula tapped out.doc; Water is being rationed since Jan.doc

For Wine Country Community Plan.

*Mary C. Stark*

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

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**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Saturday, December 08, 2012 1:25 AM  
**To:** Stark, Mary  
**Subject:** Dated Water Reality Fw: Thorson..letter handed out....Water is tapped out.... Thorson letter handed out.

Please place the following statements and attachments (above) into Public Record for the Water Shortages of the US and CA, which directly affect the Temecula Wine Country growing lack of water and the Supervisors/Cities' want to have lack of knowledge since the 2003 RCIP General Plan and SW Master Plan EIR findings given to the Planning Commissioners and to the Supervisors, and NOW with world wide drought extreme conditions KNOWN and being EXPERIENCED may not be included to the Planning Commissioners and then to the Supervisors to fully understand the LACK of WATER and rising weather temperature's additional eleven degrees for the Dec. 19th, 2012 Planning Commissioners' EIR hearing for the Temecula Wine Country documentation to be addressing is issues of water within this EIR. Please give each Planning Commissioner these statements this week in order to review before the Dec. 19, 2012 hearing where lack of water will be discussed.

from: Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula, CA 92589-4108  
[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)  
951.676.5024

Dated: Dec. 7, 2012

Thank you.



Water of Temecula “tapped” out

## REGION: New-water-service moratorium on tap

[http://www.nctimes.com/news/local/swcounty/article\\_b55f2dc0-3488-5f34-8ad5-53df5b8bce6.html](http://www.nctimes.com/news/local/swcounty/article_b55f2dc0-3488-5f34-8ad5-53df5b8bce6.html)

Rancho California plan would pause while state addresses crisis

- [Story](#)
- [Discussion](#)

[REGION: New-water-service moratorium on tap](#)

By [DAVE DOWNEY - ddowney@californian.com](#) North County Times - The Californian | Posted: Saturday, **October 31, 2009 6:35** pm | [\(8\) Comments](#) | [Print](#)

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An agency that delivers water to 120,000 people in Temecula, Murrieta and Wine Country will consider next week taking the extraordinary step of temporarily denying service to new customers until Sacramento crafts a legislative solution to California's water crisis.

A Rancho California Water District board member says it's time to stop delivering water to new homes and businesses because the agency is maxed out trying to meet the demands of its 40,000 existing customers.

"I don't consider this a moratorium," board member John Hoagland, architect of the sweeping plan, said in a telephone interview last week. "I consider this a pause to encourage the Legislature to solve this problem so that we can see where we are going."

This problem is the uncertainty swirling around the future of California's water supply.

The state is in the grips of a three-year drought that has been drying up reservoirs. But the problem goes much deeper than that.

A significant amount of the snow that falls on the Sierra Nevada and flows into the Sacramento-San Joaquin Delta no longer is shipped south. A federal court order aimed at protecting the tiny delta smelt fish, which tends to get chopped up in the delta's giant

pumps, is preventing a huge amount of water from reaching Riverside County ---- and will continue to do so even in wet years.

**Officials for Temecula, Murrieta and the county say they are well aware of the uncertainty about long-term supply. But they maintain that shutting off the tap is a draconian response, one that could cripple the local economy at a time when it is struggling to bounce back from recession.**

**"That does not lend itself well to a positive forecast for economic recovery," said Vern Lauritzen, chief of staff for Riverside County Supervisor Jeff Stone of Temecula.**

**Temecula Mayor Maryann Edwards said such a move could sour the area's reputation, further eroding the economy.**

**"Do we want tourists not coming here because they don't think they can get a drink of water?" she asked.**

**What's more, Edwards said, a policy of turning away new service could doom crucial projects that hold the promise of bringing hundreds of jobs to a community built largely on long-distance commuting. And she said it could have implications for the planned hospital, Cal State San Marcos campus and water park, and the civic center under construction in Old Town.**

**On Friday, Edwards, Stone and Murrieta Mayor Gary Thomasian sent off a letter to district board Chairman Ralph Daily outlining their concerns about the proposal.**

### **The reality measure**

**Hoagland countered that his plan should have little effect on the economy, given the hundreds of foreclosed homes that need to be snatched up and thousands of square feet of office and retail space that need to be filled up before building rebounds.**

**"So, maybe, this is a real good time ... to do something like this," Hoagland said.**

**And, he said, "This is not an anti-growth measure; it's a reality measure."**

Hoagland, noting farmers' water supplies have been cut back 30 percent and homes are being asked to conserve 10 percent, said Rancho California can't deliver all the water its existing customers want, let alone provide for new customers.

The district distributes 75,000 acre-feet of water annually, about two-thirds of which comes from distant rivers in Northern California and the Rocky Mountains. The rest comes from local ground water and Vail Lake.

New customers are served exclusively with imported river water ---- the source that is uncertain for the future.

The plan is going to be the subject of a public hearing set for 6 p.m. Nov. 9 at the district headquarters, 42135 Winchester Road, Temecula.

**If adopted, the plan immediately would halt the practice of issuing letters to developers indicating the district has an adequate supply to serve their developments, something that is required by state law before they can build.**

**The district also would, at once, cease to issue new meters for houses and businesses.**

**Hoagland's proposed resolution does not set an end date. But Matt Stone, district general manger, said it sets the stage for possibly discontinuing the policy when the district completes a new urban water management plan, which is required every five years. The next one is due in 2010.**

**The plan is similar to a strategy Eastern Municipal Water District employed in 2008.**

Eastern, which serves 675,000 people in the Interstate 215 corridor, stopped issuing will-serve letters to developers in 2008, and a plan to bring a Skechers shoe plant to east Moreno Valley was held up because of that. Peter Odencrans, a district spokesman, said the policy was discontinued six months later and eventually Sketchers was given the green light to proceed.

In Eastern's case, the moratorium did not affect new water meters for businesses and houses built within projects the district already had agreed to supply, Odencrans said.

Reducing the water footprint

**However, the Hoagland plan won't be the only proposal to go to the Rancho California board next week. Stone said his staff is drafting an alternate plan that would provide a way for developers to get the delivery assurances they need.**

**But Stone said developers would have to take measures to reduce use, such as installing high-efficiency sprinklers and low-water-use landscaping. And he said developers may be asked to pay fees to fund conservation or recycled-water programs that effectively eliminate the need for the district to find new potable water for their projects.**

**Conservation is something existing customers have become quite familiar with, as it is a theme that has dominated the last several months with all the talk about drought.**

**In the midst of that, Hoagland said, it is unfair to give conserved water to new development.**

**"It's the conservation aspect of this that makes me really uncomfortable," Hoagland said. "The point is to reduce the footprint of water use. However, if we take on new service responsibilities, we really haven't reduced the water footprint."**

**In the letter Edwards, Thomasian and Jeff Stone wrote, they said they were uncomfortable with "the manner in which this proposal found its way" onto the district's Oct. 7 agenda.**

**Edwards said in an interview Friday that she did not know about the plan until a couple hours before that board meeting. She quickly phoned City Hall and asked some officials to attend, and they raised concerns about the initiative.**

**"They may have gone ahead and voted to pass it that morning, as far as we know," if city officials had not attended, she said.**

Matt Stone, the water district's general manager, declined to respond to the criticism.

**But Stone said the agency realizes there is much interest in the plan, and that's why it scheduled a special meeting for Nov. 9 ---- at night ---- to give as many people as possible a chance to weigh in.**

**Edwards also said she was unhappy because the district abruptly canceled a private meeting scheduled last Monday between the district and officials from the county and two cities.**

**"They refused to meet with us," Edwards said. "Never in my 15 years of volunteer and public service have I had a municipality or government agency refuse to meet."**

**Stone said the district didn't feel it would be appropriate for elected officials to be in attendance. He said the district would schedule another meeting between staff members exclusively.**

**"We're fine with having a staff-to-staff meeting," Stone said. But he said the presence of elected officials "might in some way compromise the process."**

Call staff writer Dave Downey at 951-676-4315, ext. 2623

**[Temecula-area water district rejects moratorium on new water](#)**

...

Nov 9, 2009 ... The **board** governing a **Temecula**-area **water** district Monday night rejected a proposed **moratorium** on new **water** meters and service guarantees ...  
[www.pe.com/localnews/.../PE\\_News\\_Local\\_S\\_water10.46463f9.html](http://www.pe.com/localnews/.../PE_News_Local_S_water10.46463f9.html) - [Cached](#)

Officials, developers say plan premature, too hard on economy

## TEMECULA: Water board rejects moratorium

- [Story](#)
- [Discussion](#)

[TEMECULA: Water board rejects moratorium](#)

By [DAVE DOWNEY - ddowney@californian.com](mailto:ddowney@californian.com) North County Times - The Californian | Posted: **Monday, November 9, 2009** 10:25 pm | [\(8\) Comments](#) | [Print](#)

Font Size:

[Default font size](#)  
[Larger font size](#)

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One of Southwest County's primary water suppliers Monday rejected a proposed moratorium on providing service to new customers, **after nearly all of 25 speakers** at a public hearing said it wasn't needed and would destroy a reeling local economy.

**The Rancho California Water District board of directors voted 5-2, with only board member Steve Corona supporting member John Hoagland's sweeping plan to stop pledging to serve new developments and to cease issuing water meters to any newly completed home or business.**

Instead, the board directed the staff of the agency to refine a plan to require developers to significantly curb the amount of water their projects consume.

The majority agreed that the sweeping proposal to halt all new service for an indefinite period was premature. They noted that Rancho California and other area agencies are staying within their regional allocations, despite the drought, and that last week the state Legislature approved a blueprint for increasing California's water supply.

But board member Lawrence Libeu warned that the water supply remains tight and that if the drought worsens the board may be revisiting the matter.

"There is going to be a moratorium," Libeu said. "And all districts, not just Rancho, will be issuing moratoriums."

For his part, Hoagland said that even with the Legislature's passage of a huge water package, it remains to be seen whether that will clear up the uncertainty clouding the area's future supply.

He said California voters still must approve an \$11.1 billion bond in November 2010 to pay for the package, something that is far from a foregone conclusion. The package is supposed to provide a new water delivery system for Southern California that bypasses the Sacramento-San Joaquin Delta and doesn't harm the tiny delta smelt fish that now gets chopped up in the giant delta pumps that put water into a canal.

In the meantime, Hoagland said he believed that the district ought to take a pause in issuing will-serve letters to developers and meters to individual homes.

"The fact of the matter is, we don't know where all the water is going to come from," he said.

Rancho California serves 120,000 people in Temecula, Wine Country, De Luz and a sliver of Murrieta. The district distributes 76,000 acre-feet of water annually. An acre-foot is about 326,000 gallons, or roughly what two families use in a year.

Matt Stone, general manager, said 63 percent of the district's water comes from the Colorado River and Northern California, 32 percent comes from local ground water and Vail Lake, and 5 percent comes from recycled water.

**When new customers are added, because local supplies are tapped out, they are served entirely with water brought in from distant sources.**

**The public comment period was led off by Temecula Mayor Maryann Edwards, who distributed a letter to the board by Peter M. Thorson, the city attorney. In it, Thorson suggested the moratorium might in fact be illegal because things weren't so bad that a lack of water was jeopardizing fire protection or basic sanitation.**

Edwards added, "At some point, the people of California must demonstrate the will to place people in front of fish."

Temecula Councilman Jeff Comerchero said the proposal was premature.

"The punishment doesn't fit the crime," Comerchero said. "The magnitude of the problem, while great, does seem to be solvable."

**Allan Davis, one of many developers to speak at the hearing, said the moratorium would create an enormous problem for the development community.**

"I ask you not to throw a bucket of ice water on the local economy," Davis said.

Besides that, said Roger Ziemer, chairman of the Southwest California Legislative Council, a moratorium wouldn't fix the water supply problem.

**"A building moratorium does nothing to fix the water crisis in our region," Ziemer said. "It only highlights the problem and adds injury to insult to an already tough economic climate."**

Paul Jacobs, a resident who is a customer of the district, was in a tiny minority.

"My wife and I have made a lot of sacrifices," Jacobs said. "Our backyard jacuzzi is empty."

**He said it was unfair to ask existing customers to conserve and then turn around and give that water to newcomers.**

Call staff writer Dave Downey at 951-676-4315, ext. 2623.

**Page: 1 of 1**

- 1. In 2005 Councilman Sam Pratt addressed a written letter to both the City of Temecula Council Members and Staff. In that letter he stated that both the City of Temecula and its Staff know that there is not sufficient water supply for the population of 54,000 residents and business. Now, five years later with a population of 120,000 THERE definitely is NOT ENOUGH WATER. Simply read on line the scientific research entitled, "Crisis on Tap" ...by the year 2021 Lake Mead Dam is forecasted to be dry. The water district is "sovereign" ...they do not have to "listen" to the county nor city council. In 2000 when I presented Mr. Potty to each member, and told them we would be drinking recycled water and urine by 2010...they laughed...and ignored it. They held a mockery workshop asking the water district...can we make it...Do you have enough water. Corona and Hoagland were being responsible to law, not Developers. The 2002 Supreme Court Ruling Judge's statement, which Sam Pratt referred to in his letter, "You may not issue Paper Water to Developers for new developments when you are taking the water away from the established community."**



1.

[Hound Dog](#) said on: November 11, 2009, 1:20 pm

Have been informed by someone in the "know",that the primary reason Temecula has a water problem is the fish....I have also been informed that the agency's that oversee California's water say their is no shortage..It was stated as "adequate" water, the fish being the problem...**WE HAVE A WATER SHORTAGE.** Not enough rain,or snowpack generally adds up to that conclusion..Temecula has been densely built,and requires a great amount of water. When the fish problem is solved(soon I hope) and put aside,we will still need to take stock of our water usage.**WE ARE IN A DROUGHT.....PS** Talk to the farmers in the Central Valley about water....They are a hell of alot more important to Calif and The Nation than the green in Temecula's Golf courses...



2.

[Hound Dog](#) said on: November 10, 2009, 11:46 am

Forget the Fish.....Drought is not a left wing liberal plot..No rain,light snow pack equal less water....Those of us who depend on our own wells for water are very aware of our usage..Some others, living on City water, seem to think the supply is endless. Conservation is important...The problem is the more folks cut down on the water they use, the more the water companies charge them. Maybe Rancho Water needs to "conserve" the prices they charge their customers....



3.

[Hound Dog](#) said on: November 10, 2009, 11:03 am

The same folks on the Temecula City Council who ran with the over development of the area,cut deals with developers,and based the projected economy on a endless housing boom are still at it...They have no credibility. Their past wrong headed policies are a good portion of the reason we have a housing bubble in Temecula. Anyway, no developer is going to come in a build a housing tract in today's market mess...I remember when then Councilman Sam Pratt, suggested a slow growth program..Ron Roberts and the other Council folks came close to claiming the end of the world was near if he had his way..Damn Sam, you were right on the mark.





4.

[Rocko99](#) said on: November 10, 2009, 8:44 am

Just add some more 'flouride' and shut up. It's really good for you.

# Sodium fluoride (NaF) was the first compound used and is the reference standard.[29] It is a white, odorless powder or crystal; the crystalline form is preferred if manual handling is used, as it minimizes dust.[30] It is more expensive than the other compounds, but is easily handled and is usually used by smaller utility companies.[31]

# Fluorosilicic acid ( $H_2SiF_6$ ) is an inexpensive liquid byproduct of phosphate fertilizer manufacture.[29] It comes in varying strengths, typically 23–25%; because it contains so much water, shipping can be expensive.[30] It is also known as hexafluorosilicic, hexafluosilicic, hydrofluosilicic, and silicofluoric acid.[29]

# Sodium fluorosilicate ( $Na_2SiF_6$ ) is a powder or very fine crystal that is easier to ship than fluorosilicic acid. It is also known as sodium silicofluoride.



5.

[BigBadJohn](#) said on: November 10, 2009, 7:55 am

Fish are not even more important than slimy politicians.



6.

[Here's Johnny](#) said on: November 10, 2009, 7:32 am

Now that the moratorium on water supply is no longer an issue, SURELY the flood gates of housing construction and commercial development are going to fly WIDE OPEN in this economy riddled with thousands of empty homes and over 10% commercial vacancy rate.

Speaking of being hard on the economy, when you continue your historical average water use and your water bill doubles in price, the only economy that will be helped is that of the water providers. Still gotta try to push through that 25% employee pension hike. Friggin' morons are happy they have a useless fish to blame.



7.

[repukelican](#) said on: November 10, 2009, 7:24 am

I think the water agencies have taken a page out of the oil company business plan. Create your own economically beneficial shortage.



8.

[DK1](#) said on: November 10, 2009, 5:51 am

Edwards is wrong, again. At some time, people must learn to place responsible development ahead of selling out to developers. Fish are more important than real estate profits.

---

## Temecula-area water district rejects moratorium on new water meters

11:28 PM PST on Monday, **November 9, 2009**

By **JEFF HORSEMAN**  
The Press-Enterprise

The board governing a Temecula-area water district Monday night rejected a proposed moratorium on new water meters and service guarantees for new development.

The 5-2 vote by the Rancho [California](#) Water District board followed a three-hour public hearing in which dozens of developers, public officials and others spoke against the temporary moratorium proposed by one board member.

The district, which serves Temecula, part of Murrieta and nearby unincorporated areas, would have been the only one in the Inland region to have such a moratorium.

Under board member John Hoagland's plan, the moratorium would have been in effect until at least next year, when the district goes to work on an updated water management plan.

Hoagland argued the district has a hard time asking its current customers to conserve water when it agrees to take on new demand.

But critics said the moratorium would do little to solve the region's water woes while killing jobs and economic growth. Given the poor economy, Gene Wunderlich, of the Southwest Riverside County Association of Realtors, called Hoagland's idea "the absolute worst idea at the penultimate worst time."

Representatives of the Metropolitan Water District of Southern [California](#), Eastern Municipal Water District and Western Municipal Water District said that thus far, their districts' water use is falling below allocation marks intended to curb water usage.

Given that more water is being conserved, many of the dozens of speakers said, the moratorium was not needed.

Other board members said they could not support a moratorium and that other methods of water conservation should be studied.

In the end, only Hoagland and board member Stephen Corona voted for the moratorium.

The board did vote to consider an alternative proposed by staff, in which developers of future projects would have to agree to water-efficient measures and pay to offset the additional water demand their projects create.

That plan could come before the board in December.

Reach Jeff Horseman at 951-375-3727 or [jhorseman@PE.com](mailto:jhorseman@PE.com)

 Download story podcast

By **JEFF HORSEMAN**  
The Press-Enterprise

## Tapped Out: The World Water Crisis

<http://www.osstf.on.ca/Default.aspx?DN=494a552d-685a-418a-913e-e3eab3a71a1e>



The screenshot shows the homepage of the OSSTF/FEESO website. At the top left is the logo, which features a stylized oil lamp with a flame, set against a yellow circular background. To the right of the logo, the text reads "OSSTF/FEESO" in a large, bold, white font, with "ONTARIO SECONDARY SCHOOL TEACHERS' FEDERATION" in a smaller font below it. A navigation menu is located below the logo, with links for "Home", "Calendar", "Store", "Français", "Site Map", and "Contact Us". A "Login" button is positioned to the right of the navigation menu. The main heading of the page is "Protecting and Enhancing Public Education" in a large, bold, white font. Below this heading, there is a vertical list of menu items: "About Us", "Resource Centre", "Media Outlets", "Parents", "Teachers", "Support Staff", and "Local Leaders". A search bar is located below the menu items, with a "GO" button and the word "Advanced" next to it. Below the search bar, there are two dropdown menus labeled "Quick Links" and "Districts". The bottom section of the page is titled "About Us" and contains a list of links under the heading "What We Stand For": "Principles", "Equity Statement", and "Social Justice". Below this, there are links for "Common Threads" and "Projects". The "Projects" section includes links for "Hungry for Change", "Tapped Out: The World Water Crisis", "Photo Gallery", and "Video". At the bottom of the page, there are links for "From Canada to South Africa: Combatting HIV/AIDS Together", "Globalization, Sweatshops, and the Clothes We Wear", and "Volunteer Criteria and Selection Process".

Common Threads FAQ  
World Teachers' Day

What We Do  
How We Are Organized  
Provincial Office  
Districts and Bargaining Units  
District Funding  
Constitution, Bylaws, Policies  
History and Fast Facts  
Employment Opportunities  
Contact Us

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## Tapped Out: The World Water Crisis



Building on our first two successful Common Threads projects on globalization and HIV/AIDS,

the Federation is embarking on our third project.

Water is fast becoming one of the main environmental and social priorities of the 21st century. Access to this precious resource is a growing concern for developing countries and also here in Canada. Recent events on Canada's First Nation reserves show that water as a natural resource should not be taken for granted.

Working with the Confederation of Educational Workers of Bolivia, the third Common Threads project will send a team of volunteer members to Bolivia to conduct research resulting in the creation of curriculum on water and privatization.

Bolivia is a rare case study in the privatization of water and its subsequent reversal. Possible themes include water as a basic right and as a resource that can be traded and commercialized. The team will also look at related issues such as equal access to clean water and sanitation, pollution and climate change and Canada's role in protecting this critical resource.

## Related Links

### Photo Gallery

Photos taken from the project, Tapped Out: The World Water Crisis.

### Video

Viewing this video requires Adobe Flash Player 9 or later version. For optimal user experience, we recommend viewing these videos using a broadband (high-speed) Internet connection.

## Related Attachments



### Promotional Material

[promotional-material.pdf](#)



### Classroom Resource

[classroom-resource.pdf](#)

Tapped Out: The World Water Crisis uses a wide-range of explorative lessons and a variety of teaching techniques. Teachers will find that these lessons fulfill many of the current curriculum expectations in a variety of subjects. Students will have an opportunity to research current issues surrounding water, from both a Canadian and an international perspective. Several exercises allow them to experience, through role play and debate, the emotional issues surrounding water. These are lessons designed by Federation members specifically for their classroom colleagues.

To: The Clerk of the County of Riverside Board of Supervisors, Please Place these documents into Public Testimony

**Water is being rationed since Jan. 1, 2008**

(See the Attached Letter to our jointly owned Ranch Property in the Southwest RCIP 2003 GP, which we have owned the land, now in Living Trust, at 34555 Madera de Playa Temecula, C! 92592 since 1978 in the County of Riverside Unincorporated Area #District 3.

<http://www.cityoftemecula.org/NR/rdonlyres/BBE075B2-D352-430A-9F76-75FBA787A390/0/StageTwoPressfinal.pdf>

**RANCHO CALIFORNIA WATER DISTRICT**  
**42135 WINCHESTER ROAD / P.O. BOX 9017**  
**TEMECULA, CA 92589-9017**  
**(951) 296-6922 OR (951) 296-6877 FAX**

**DATE: July 10, 2008**

**RELEASE: Immediate**

**CONTACT: Meggan Reed**

951-296-6922 (office)

951-526-6961 (mobile)

ReedM@RanchoWater.com

**SUBJECT: Rancho California Water District Adopts Stage Two – Water Alert**

**Temecula, CA July 10, 2008 –**

**Rancho California Water District's (RCWD/District) Board of Directors voted today to move into Stage Two – Water Alert – of the District's Water Shortage Contingency Plan. Stage Two was enacted due to dry conditions, low reservoir levels and court-ordered cuts in deliveries which have tightened water supplies. These issues**

**triggered the first statewide drought declaration in 16 years, which Governor Schwarzenegger declared on June 4th. After a bountiful January and February, precipitation came to a virtual stop in March, April and May, qualifying the three-month period as the driest in 88 years of record keeping. Recently, federal judicial rulings have been made to protect a threatened fish species in the Sacramento-San Joaquin River Delta. These rulings have affected the time and volume of water that can be delivered south of the Delta. In early estimates, the Department of Water Resources indicated that we should expect a significant supply reduction regardless of mountain snow pack and reservoir levels.**

As of January 1, 2008, all agricultural customers who participate in the Interim Agricultural Water Program have been mandated to cut water	use; were assigned individual monthly water allocations; and face severe penalties for use over their monthly allotments
---	--

# RCWD News Release

Adoption of Stage Two is a call for voluntary actions on the part of residential, business and landscape customers to use water wisely in everyday activities; take advantage of financial incentives for the installation of efficient fixtures, products and appliances; and make repairs to leaky fixture and broken or inefficient sprinkler systems. In an effort to assist its customers, RCWD offers water-use evaluations, free-of-charge, through its Targeted Water Conservation Program. More water saving information, tips and web links can be found at [www.RanchoWater.com](http://www.RanchoWater.com). At this time, RCWD's request is for voluntary action. No penalties or mandatory restrictions will be imposed on residential or commercial customers for non-compliance. Customers can reduce their water use by:

- watering gardens and landscapes between 10:00 pm and 6:00 am (large commercial landscapes between 8pm and 6am);
- eliminating all overspray and run-off from planted areas;
- “tuning-up” sprinkler systems and adjust schedules to meet changing conditions, or consider installation of a “smart” irrigation controller that will self-adjust;
- using a broom instead of hosing down sidewalks, driveways or other hardscape surfaces;
- covering pools and spas when not in use to minimize evaporative water loss;
- turning off decorative fountains unless equipped with a recycling system; and
- taking vehicles to car washes that recycle wash water or using a hose with an automatic shut off valve when washing vehicles at home.

###

***Formed in 1965, Rancho California Water District supplies an area consisting of approximately 150 square miles. The District serves the area known as Temecula/Rancho California, which includes the City of Temecula, parts of Murrieta, and other contiguous lands. The District is separated into two divisions: the Santa Rosa Division generally west of I-15 and Rancho Division generally east of I-15. The District currently provides sewer service to the Cal Oaks and Bear Creek areas.***

***“The mission of the Rancho California Water District is to deliver reliable, highquality water, wastewater and reclamation services to its customers and communities in a prudent and sustainable manner.”***

---

I telephoned the Rancho Eastern Municipal Water District on July 28, 2008. I asked when we would be notified of the water allocation reductions more to come since now as of the week of July 21, 2008, the State of CA declared the worst drought in 30 years; that 2/3'rds of the allocated water for all seven Southern CA Counties comes from the Sacramento Delta Waters. But, that Lake Shasta is at 48 % capacity before summer high usage and Lake



---

**From:** Stark, Mary  
**Sent:** Monday, December 10, 2012 7:06 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Farm and Water Meeting in 2011 documentation  
**Attachments:** Farm Mgrs 08-09.pdf; Farm Mgrs 09-10.pdf; WaterNEWS Spring 2008.pdf; WaterNEWS Spring 2009.pdf; AG\_Farm MGR041410.pdf

For Wine Country.

*Mary C. Stark*

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

---

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Saturday, December 08, 2012 2:12 AM  
**To:** Stark, Mary  
**Cc:** Wine Country Adrian McGregor  
**Subject:** Fw: Farm and Water Meeting in 2011 documentation

Please place the following statements and attachments (above) into Public Record for the Water Shortages of the US and CA, which directly affect the Temecula Wine Country growing lack of water and the Supervisors/Cities' want to have lack of knowledge since the 2003 RCIP General Plan and SW Master Plan EIR findings given to the Planning Commissioners and to the Supervisors, and NOW with world wide drought extreme conditions KNOWN and being EXPERIENCED may not be included to the Planning Commissioners and then to the Supervisors to fully understand the LACK of WATER and rising weather temperature's additional eleven degrees for the Dec. 19th, 2012 Planning Commissioners' EIR hearing for the Temecula Wine Country documentation to be addressing is issues of water within this EIR. Please give each Planning Commissioner these statements this week in order to review before the Dec. 19, 2012 hearing where lack of water will be discussed.

from: Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula, CA 92589-4108  
[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)  
951.676.5024  
Dated: Dec. 7, 2012

The Farming information to farmers has to be included within this EIR, as we have been told that there will be less and less water available AT FULL DOMESTIC PRICES as a residential homes' cost will be.

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

**From:** Milin Ream <[reamm@ranchowater.com](mailto:reamm@ranchowater.com)>  
**To:** Adrian McGregor <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**Sent:** Wednesday, April 20, 2011 8:00 AM  
**Subject:** RE: Farm and Water Meeting in 2011  
Good morning.

Per your request, I was able to retrieve the following documents and send them electronically. Following today's Ag/Farm Mgr. meeting I will forward you copies of any meeting handouts as well as the transcribed meeting minutes accordingly.

Thank you again,

**MILIN J. REAM**

*Administrative Assistant II-Finance Division*



Phone: (951) 296-6936 Fax: (951) 296-6862

✉: [reamm@ranchowater.com](mailto:reamm@ranchowater.com)

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Tuesday, April 19, 2011 4:20 PM  
**To:** Milin Ream  
**Subject:** RE: Farm and Water Meeting in 2011

Oh, yeah.... My senior memory grows more difficult to retain everything of our changing community.

Would you be able to send 2008, 2009, 2010...too, and the newsletters too?

--- On **Tue, 4/19/11**, **Milin Ream** <[reamm@ranchowater.com](mailto:reamm@ranchowater.com)> wrote:

**From:** Milin Ream <[reamm@ranchowater.com](mailto:reamm@ranchowater.com)>  
**Subject:** RE: Farm and Water Meeting in 2011  
**To:** "Adrian McGregor" <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**Date:** Tuesday, April 19, 2011, 3:42 PM

Yes, the meeting will be recorded. It will be transcribed and once approved, I can forward you the transcripts along with any other handouts at the meeting.

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Tuesday, April 19, 2011 3:41 PM  
**To:** Milin Ream  
**Subject:** RE: Farm and Water Meeting in 2011

Is it possible to have a recording?...too.

--- On **Tue, 4/19/11**, **Milin Ream**  
<<http://us.mc1620.mail.yahoo.com/mc/compose?to=reamm@ranchowater.com>> wrote:



Phone: (951) 296-6936 Fax: (951) 296-6862

✉: [reamm@ranchowater.com](mailto:reamm@ranchowater.com)

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]

**Sent:** Monday, April 18, 2011 11:15 PM

**To:** Milin Ream

**Subject:** Farm and Water Meeting in 2011

<http://us.mc1620.mail.yahoo.com/mc/compose?to=macsgarden2004@yahoo.com>

April 19th, 2011.

April 16, 2008

## Farm Managers Meeting

### Agenda

- FY 2008-09 Budget/Rate Impacts  
*Jeff Armstrong - Controller*
- Questions

## Future Ag Rate Projections

*From FY 2007-2008 Farm Manager Meeting*

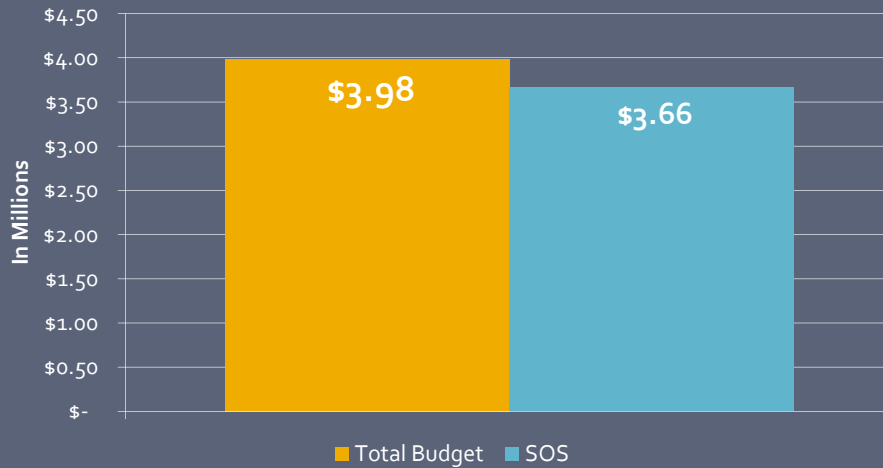
- Next 5 Year's 4%-5% Annual Increases
  - Import Water Rates Increasing 6%-7% Annually
  - Energy Cost's Increasing 3% Annually

## Operational Impacts

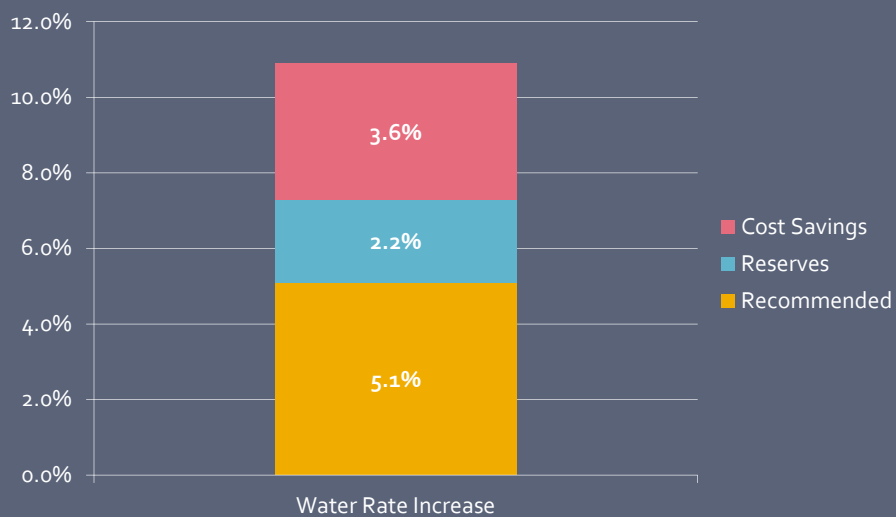
- Total Operating Budget Increase \$4.0 Million
- Source of Supply Costs Increase \$3.7 Million
  - Import Water Rate Increase – 10%
- CPI 4.2%
- Cost Containment
  - Energy - \$300,000
  - Program Savings - \$1,300,000



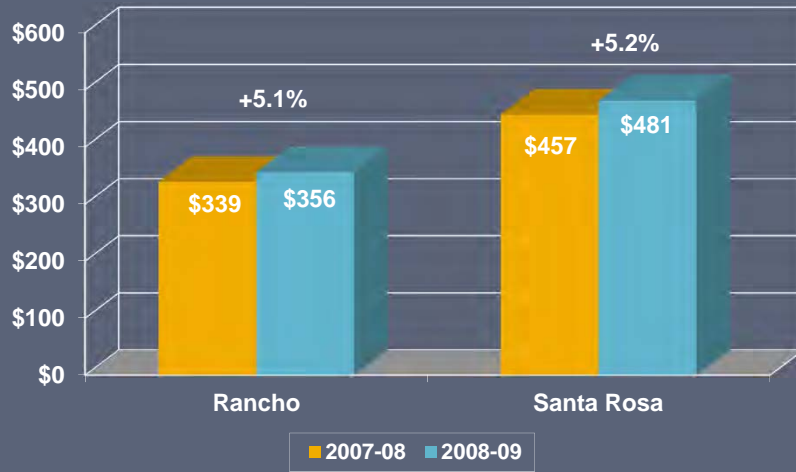
## Operating Budget Change



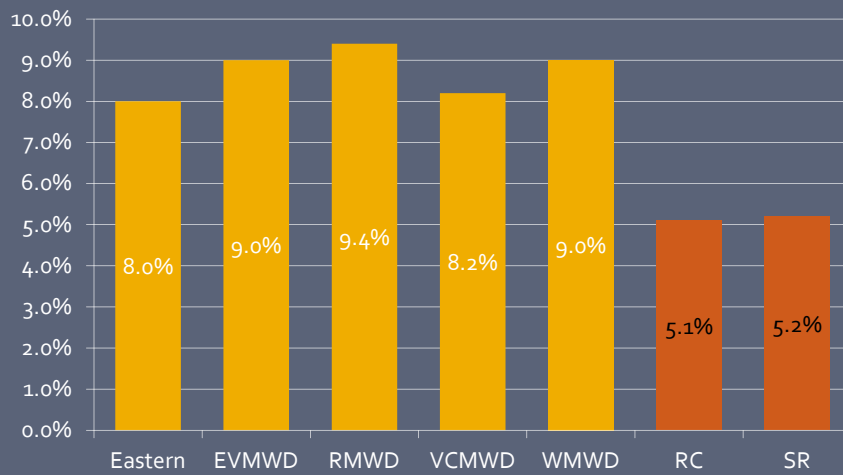
## Average Combined Water/Energy Rate Increase



## Average Ag Rates Compared



## Other Agency Rate Increases



## Future Ag Rate Projections

- Next 5 Year's 4.5%-5% Annual Increases
  - Import Water Rates Increasing 6%-10% Annually
  - Energy Cost's Increasing 3% Annually
  - Greater use of Rate Stabilization Reserves

## Fixed Monthly Meter Capacity Fee

- Increase Monthly Capacity Fees for all Meter Sizes
  - Rancho Division 5% all meter sizes
  - Santa Rosa Division 7% all meter sizes



## Non-Operating Rate Recommendations

- Hold all property assessments at current amounts
- Hold all water capacity fee's at current amounts

# Questions?

## Historical Ag Demand

Year	# of Ag Accts	Ag Demand Acre-Feet
1986	1,350	27,600
1996	1,350	30,100
2006	1,700	30,800

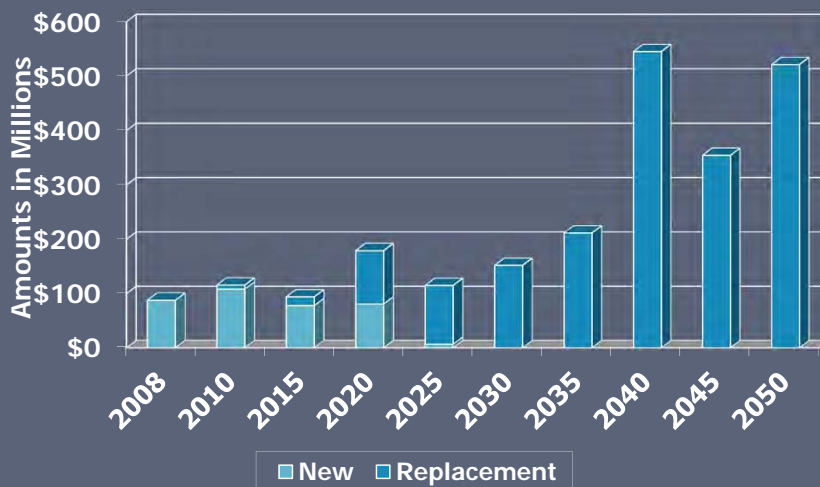
## MWD Interim Agriculture Program

- Pass through program
- Agricultural Credit
  - Remains \$114 per Acre-Foot
- Agricultural Credit Capped in 1994

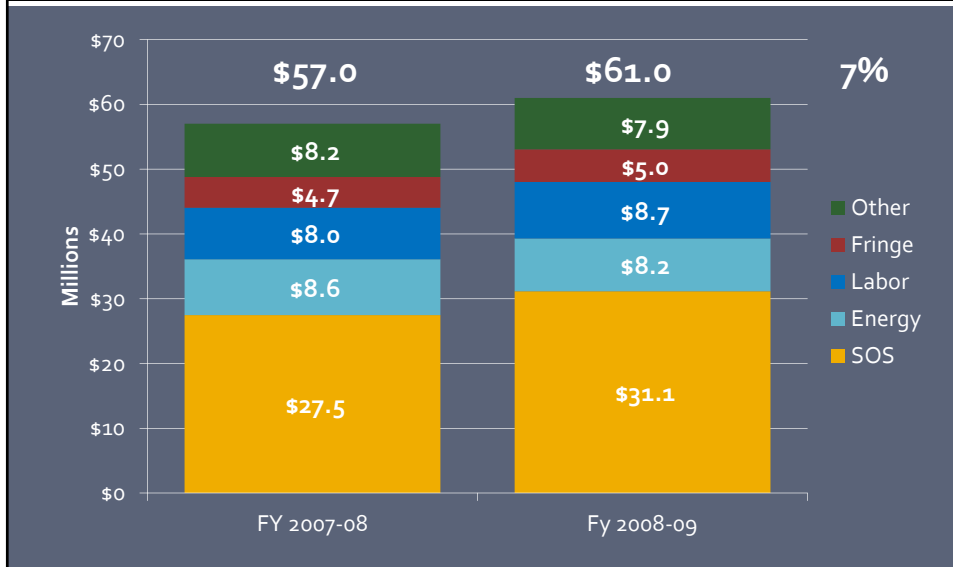
## Ag Credits

	Rancho	Santa Rosa	Total
Ag Sales Qty's	6,000 A/F	27,500 A/F	33,500 A/F
Ag Credits from MWD	\$180,000	\$2,900,000	\$3,080,000
Ag Rate Differential	\$30 A/F	\$106 A/F	
% Difference	12%	30%	

## Facility Requirements



# Operating Budget



# Cost Savings/New Fees

Department	Amount
Administration	\$4,000
Human Resources	\$199,420
Finance	\$279,000
IT/GIS	\$167,600
Engineering	\$151,300
Planning	\$40,240
Field Services	\$263,500
Operations	\$30,143
Wastewater	\$236,500
<b>Total</b>	<b>\$1,356,703</b>

## Total Source of Supply Expense Change

Demand / Production	264 Acre-Feet	0.3%
Source of Supply Cost	\$3,664,000	11.9%

April 23, 2009

## Agricultural Customers / Farm Managers Meeting

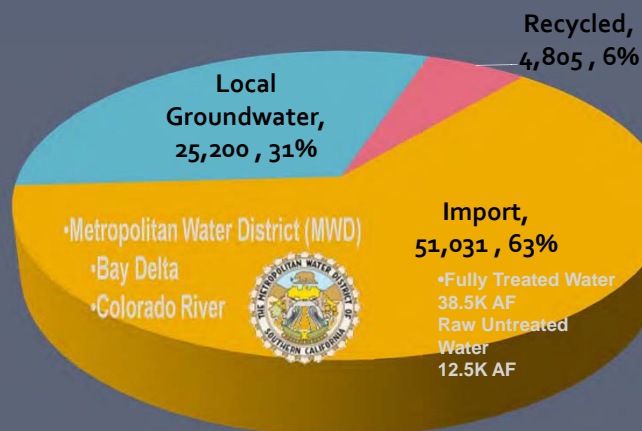
### Agenda

- Current Water Supply Conditions in California and Region  
*Matt Stone – General Manager*
- FY 2009-10 Budget/Rate Impacts  
*Jeff Armstrong – Chief Financial Officer*
- Update to Interim Agricultural Water Program  
*Perry Louck – Director of Planning*
- Questions

## Our Water Supply

- Local groundwater
- Vail Lake capture and recharge
- Recycled water
- Metropolitan imported water
  - Treated and untreated (different costs)
  - Discounted Interim Ag Program (5 year phase out)
  - Full Service – Tier 1 and Tier 2 rate
  - Allocations (April 14 MWD decision) – Penalties

## Current Water Production Sources



## 2008/09 hasn't been an easy one...

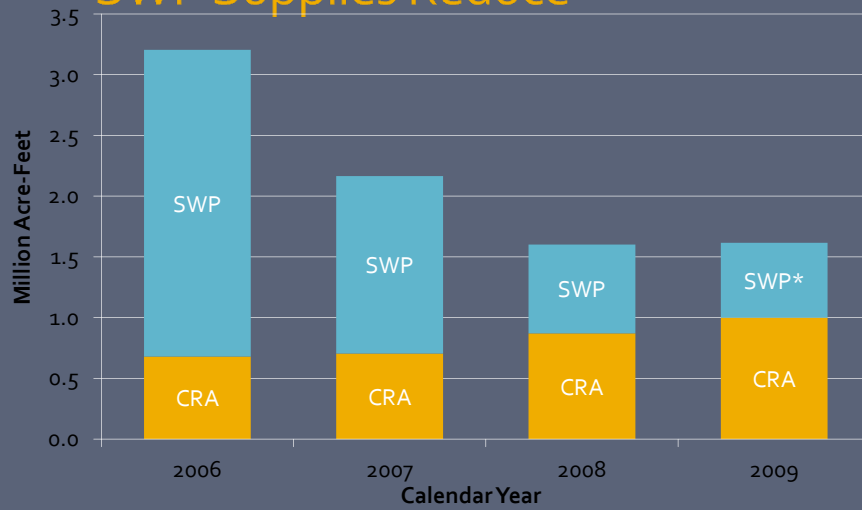
- Court Rulings Continue to restrict Delta Pumps
- MWD Replenishment Discontinued (since May 2007)
- MWD Agricultural Customers Cut Back 30% (Jan 2008)
- MWD to Phase Out Ag Discount in 5 Years (ends 2013)
- Calls for Voluntary Conservation (2007, 2008)
- Blue Ribbon Delta Task Force Completes its Delta Vision
- Additional Species Listed In Delta, More Lawsuits
- Global Financial Meltdown, State Financial Meltdown
- MWD Drought Storage Drops to 27% of 2006 Levels
- MWD Board Action on Allocation – 10% Cut for M&I July 1, 30% Cut for Ag.
- MWD Rates Forecast to Climb 40+% in 2 years (first 20% increase effective September).

## Imported Water Supply Challenges

- Colorado River Cut back in 2003. MWD has done well to rebuild.
  - Canal lining, farm conservation based transfers helping. Long term drought and over allocation pose ongoing risk.
- State Water Project stymied by endangered species, court rulings.
  - Even in normal or wet years, ability to move water through Delta region is now significantly reduced.
- MWD reliability strategy relies on wet year Delta surplus or Colorado surplus stored for use in dry years.
- MWD Replenishment and Ag discount program based on surplus water being available.
- Changing conditions have wiped out surplus for high percentage of years going forward.

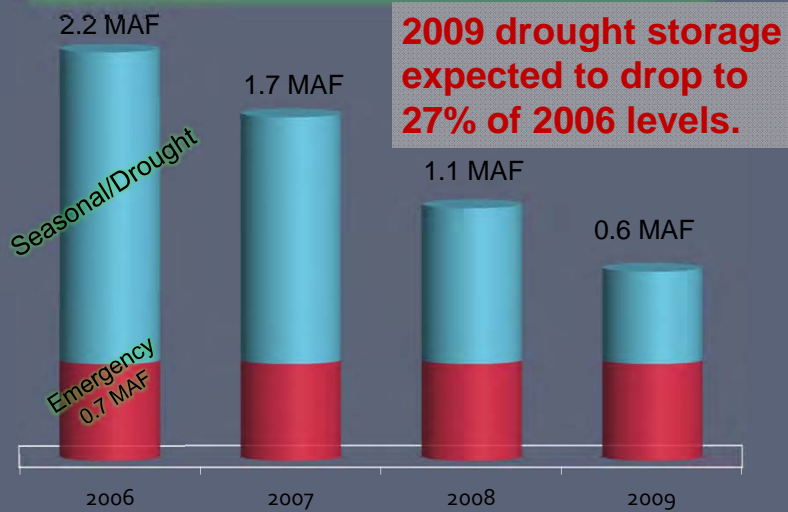


## Colorado Supplies Expand while SWP Supplies Reduce



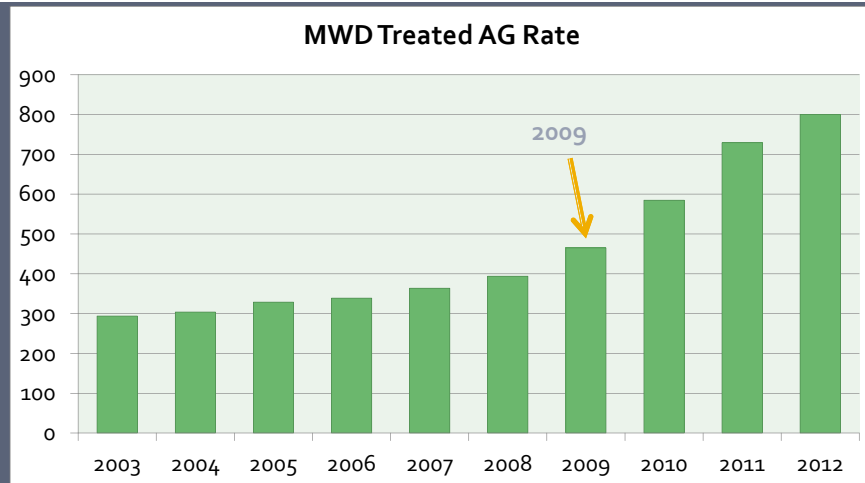
*\*Based on 30% Table-A Allocation*

## Metropolitan Storage Resources End of Year Balances

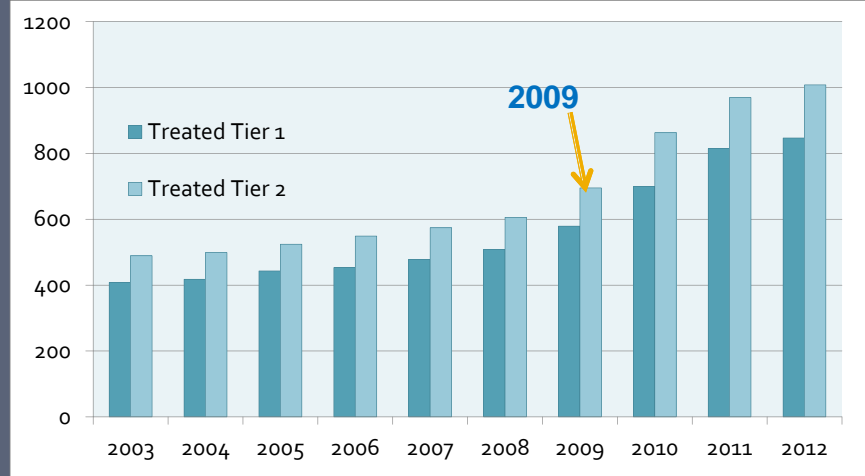


8

## MWD Rates Rise Combined with Ag Discount Phase Out



## MWD Treated Full Service Rate

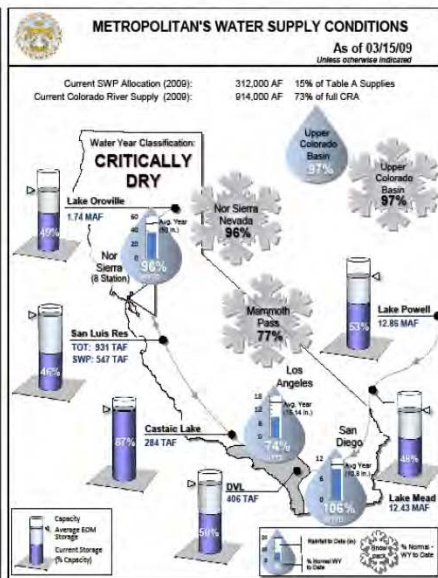


# Water Supply Conditions Are Highly Variable

- Last Spring was the driest on record
- January 2009 was in the lowest 1%
- Then we had very wet weather
- Governor declares water supply emergency February 27, 2009
- Second half of March was somewhat dry
- State Project Allocation at 30% (reflects court ordered pumping restrictions)
- We narrowly escaped deeper MWD cutbacks, which would have reduced Ag by 40% or 50%.

Could this be the wettest "drought" in California's history?

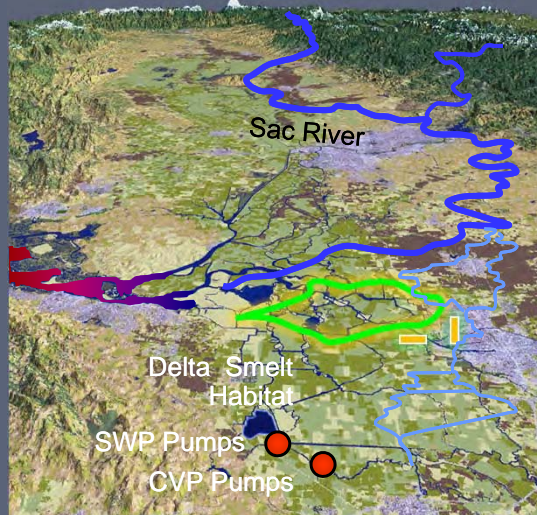
And why?



## Delta Water Pathway Conflicts with Endangered Species



## Near Term Actions – Two Barriers (Gates)



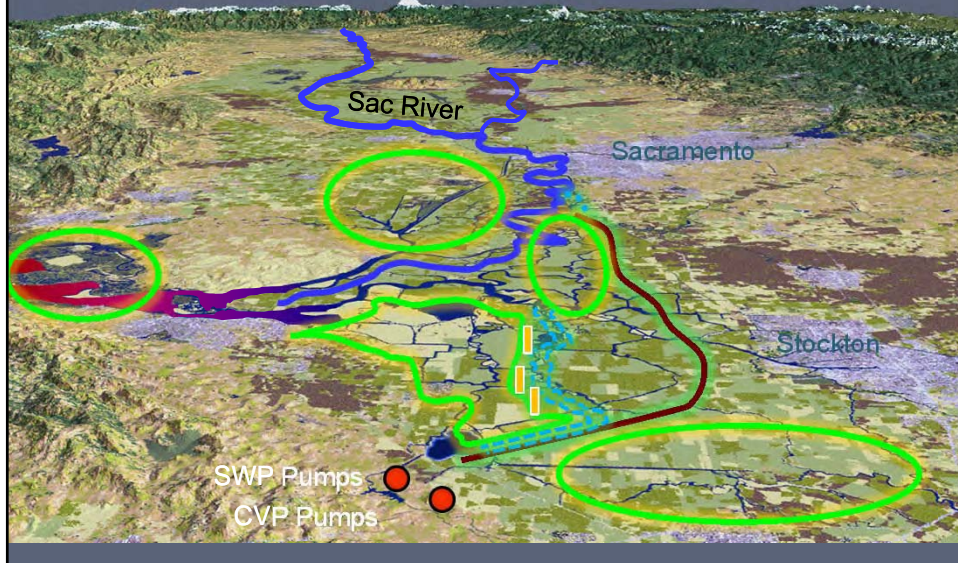
Keep smelt away from pumps

Operable/Temporary gates on Old/Middle River

Cost: \$29 million

Potential Water Benefit: 100,000 to 200,000 Acre-Feet

## Long Term Vision – Dual Conveyance Middle River Improvements and Bypass Canal



### What can we do locally?

Push hard for Delta Solutions

In the meantime, maximize our local resources and improve efficiency of water use.

## MWD Supply - Summary

- Reserve storage has been reduced over last three years
- Regulations impacting operation of Delta Pumps
- Significant effort to backfill with purchased and borrowed water
- MWD declared Allocation for first time since 1991 this year. Ag reduction remains at 30%.
- Prospect of surplus water very low in near term. M&I allocation could continue barring a very very wet year next year, and may get worse if we have a dry year or there are new court restrictions.

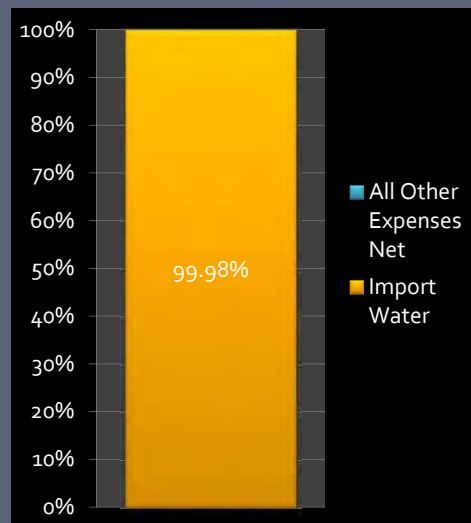
## Budget and Rates FY 2009-2010

## Rates Impact by Jan 1, 2011 from MWD

Current Rate	First Increase Sept '09	% Increase	Second Increase Jan '11	% Increase	% by Jan 2011
\$579	\$701	20%	\$851	21%	47%

## Operational Impacts

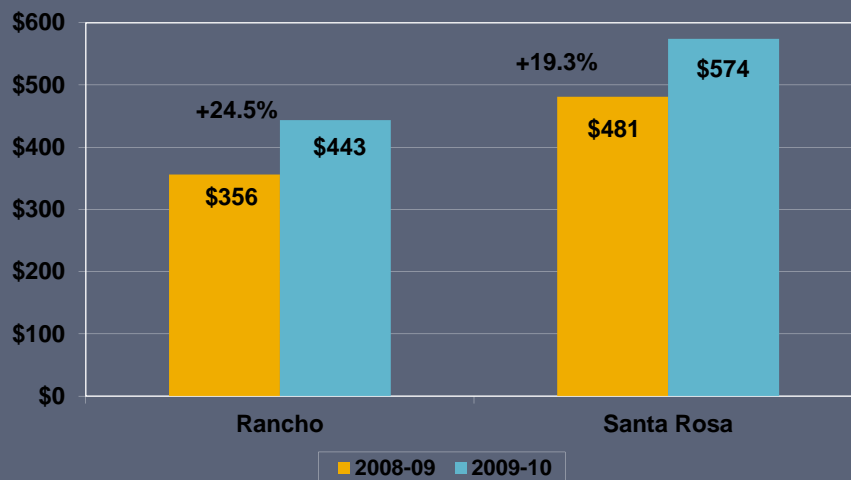
- Total Operating Budget Increase \$3.7 Million
- Source of Supply Costs Increase adjusted for reduced demand \$7.9 Million
  - Import Water Rate Increase – 20%
  - Rate Increase Earlier



## Budget Measures

- Deferred Capital Items – Resulted in \$700,000 Reduction from Prior Year or 58%
- Budget Developed with a Compensation Freeze (no COLA/Wage increases)
- Employee Benefits Held Constant
- Redeployment of Human Resources
- Non-Import Water Related Expenses Increase Minimized (.2% Increase)

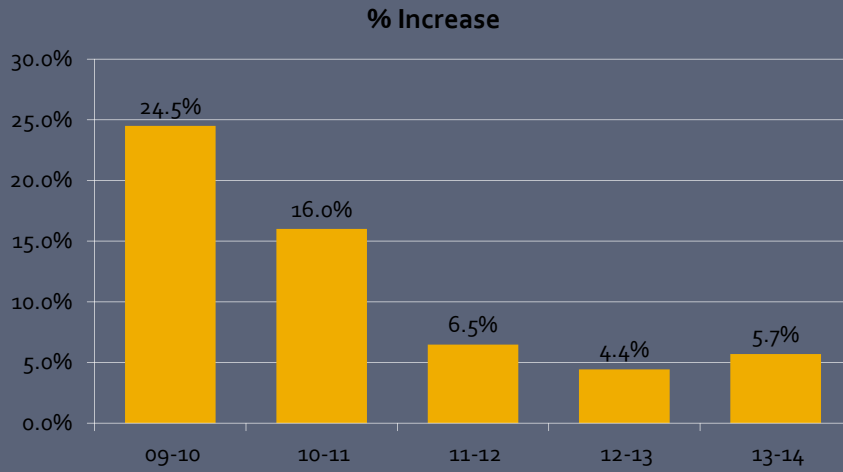
## Average Ag Rates Compared





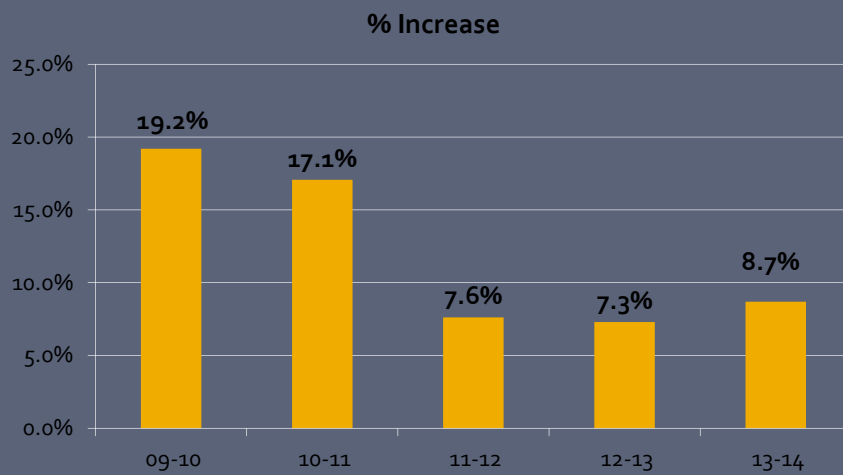
# Projected Ag Rate Increases

## Rancho Division



# Projected Ag Rate Increases

## Santa Rosa Division

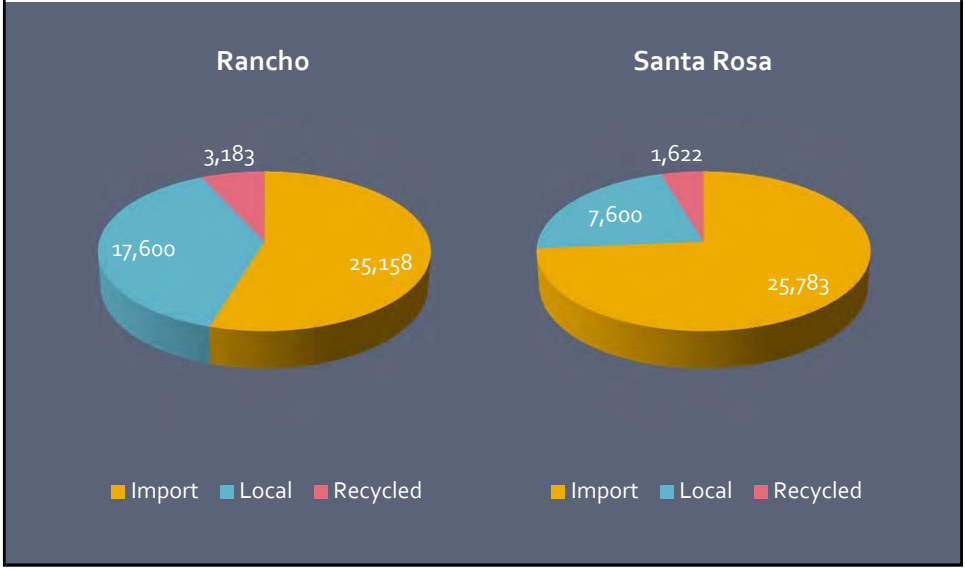


## Domestic Rates

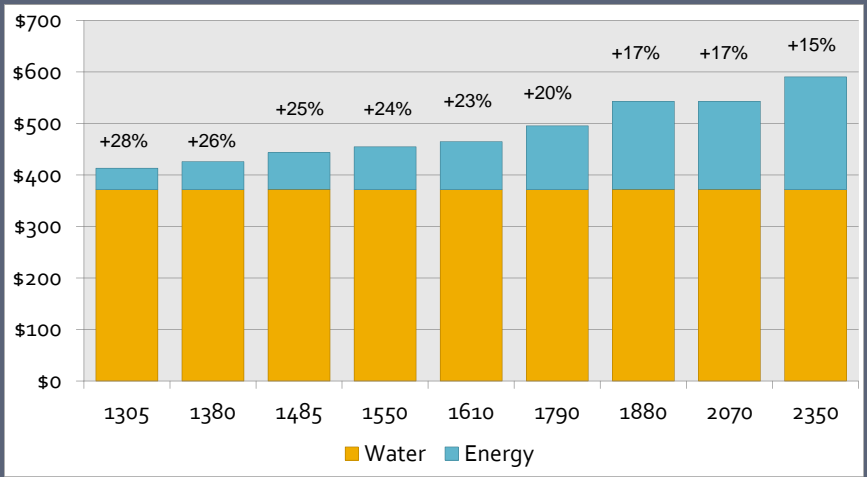
- Similar Increases
- MWD Supply Reduction 10%
- MWD Penalties 5x Base Rate
- RCWD Actions
  - July 1, 2009
    - Reduce Tier II Floor
    - Make Allotments Monthly
    - Pass through penalties
  - Jan 1, 2010
    - Water Budget Tiered Rate Structure

## IAWP Update

# RCWD Supply (Acre-Feet)



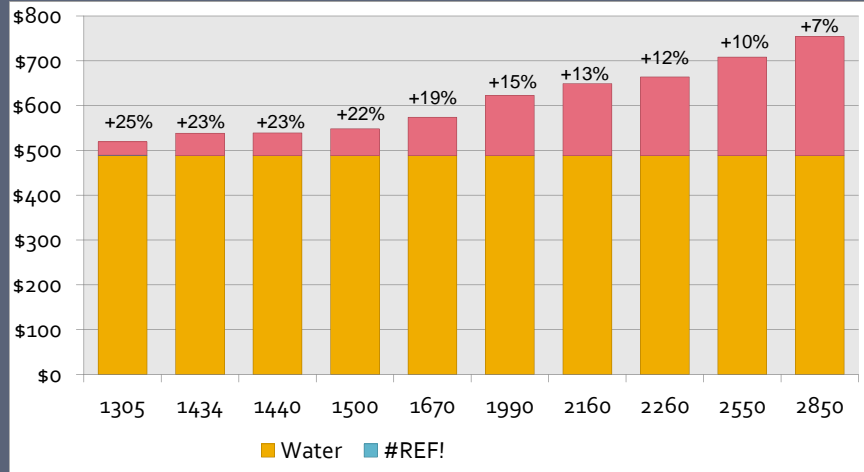
# Rancho Ag Rate per Acre-Foot



Weighted Average Change +24.6%

# Santa Rosa Ag

## Rate per Acre-Foot



Weighted Average Change +19.2%

# Waternews



RANCHO CALIFORNIA WATER DISTRICT

SPRING 2008

VOLUME 62



*The District will conduct a public hearing on June 12, 2008, at 8:30 a.m. in the Board Room of its Administrative Office at, 42135 Winchester Road, Temecula, California 92590, to consider the adoption of the fiscal year 2008-2009 operating and non-operating budget of \$110,449,144 for increases in water rates, wastewater rates, charges and capacity fees.*

## **Water Demands and Water Sources**

The communities served by Rancho California Water District (RCWD/ District) are experiencing a slow down from the rapid expansion of the last few years, therefore demand for water is projected to remain fairly consistent for fiscal year 2008-2009.

Demand is met with three primary water sources. The first source is local groundwater, accounting for 25% of the District's total supply, which is produced from the District's many groundwater wells. Groundwater supplies for the District come from large underground aquifers. Surface water from Vail Lake is used to replenish underground aquifers, when available. The District carefully manages this resource to protect the long-term integrity of the underground aquifers. The second source is imported water purchased from the Metropolitan Water District of Southern California (MWD). 70% percent of the District's water is imported from MWD.



The greatest impact on the operating budget is increased import water costs. Import water is the most expensive water source the District has and for the upcoming year will cost an additional \$3.6 million which represents an increase of 13.5% over the previous year. This is the single greatest cost increase the District is faced with for the coming year. Import water cost accounts for 90% of the total increase in the operating budget. The remaining water source is recycled water. Recycled water is primarily used for irrigation of landscape, golf courses and parks.

In addition to the increased import water expense mentioned above, general economic conditions of the region (reflected an increase to the consumer price index (CPI) of 4.2%) are also creating cost impacts to the District. The overall operating budget of the District increased by \$4.0 million compared to the fiscal year 2007-2008 budget.

## **Water Conservation Can Help Keep Rates Lower**

One way the District and its customers can help reduce cost and preserve our water supply is through conservation. Every drop of water saved directly reduces the amount of water produced from the most expensive supply source. Import water costs 300% more than the local water supply to produce. So by using water wisely every customer can help reduce costs and keep water rates lower.

By the mandate of the Board of Directors, the District has embarked on several efforts to help create incentives for customers to conserve water. The District offers rebates or assistance related to water efficient washing machines, high-efficiency toilets (HET), and smart landscape timers. The District also aggressively pursues various conservation related grants to provide other incentives to save water. Additionally, conservation specialists are available to answer questions. The District has also implemented a tiered water rate structure that progressively penalizes customers who use 200% or 300% more water than their customer class average. The District continues to expand its efforts in this area and conservation provides a way for everyone to help make a difference.

## **Safe Drinking Water is Critical to Our Mission**

The District continues to increase its efforts related to ensuring a safe drinking water supply. Extensive and ongoing testing of water for contaminants takes place routinely. In fact, more than 2,000 tests are conducted annually for more than 120 different potential contaminants to ensure the quality of the water. The results of these efforts continue to confirm the high quality of our water. Furthermore, programs are in place to ensure the public water system is protected from possible contamination related to backflow or infiltration from commercial, landscape, and agricultural connections. Annual certifications of backflow prevention devices are required and annual physical inspections are performed. The District is committed to providing both a reliable and safe water supply.

“Rancho California Water District's single greatest operating expense is the cost of producing and importing water. For fiscal year 2008-2009, water costs will increase by \$3.6 million or 13.5%. To mitigate the rate impact of this the District reduced over \$1.3 million of other operating cost through new cost saving measures, while continuing to accomplish its goal to provide high quality and reliable water”

Dr. Brian J. Brady  
General Manager

## **A Snapshot of Rate Adjustments**



### **Rancho Division**

The monthly impact to the average domestic bill in the Rancho Division will be \$ 1.92.

### **Santa Rosa Division**

The monthly impact to the average domestic bill in the Santa Rosa Division will be \$3.00.

### **Agricultural Customers**

Per acre-foot increase to water rate:

Rancho Division: \$13.52.

Santa Rosa Division: \$23.67.

**Rancho Division Rates**

It is proposed that the Rancho Division's domestic, landscape and commercial customers' average rates be increased by 4.7%, and that agricultural customers' rates be increased by 5.1%. These increases include the combined water and average energy zone charge changes. In addition, the fixed monthly charge is proposed to be increased by 5% for all meter sizes.

**Santa Rosa Division Rates**

It is proposed that the Santa Rosa Division's domestic, landscape and commercial customers' average rates be increased by 4.4%, and that agricultural customers' rate be increased by 5.2%. These increases include the combined water and average energy zone charge changes. In addition, the fixed monthly charge is proposed to be increased by 7% for all meter sizes.



**Recycled Water Rates**

Customers in both the Rancho and Santa Rosa Divisions will see their rates increase from \$210.63 to \$215.63 per acre foot for commercial and landscape users, and from \$78.00 to \$80.00 per acre foot for agricultural users. This increase is the result of a pass-through of higher recycled water wholesale rates implemented by Eastern Municipal Water District. The fixed monthly fee will remain at \$20.

**Zones of Benefit**

Certain larger unconnected parcels in the Santa Rosa Division, when applying for new water service, may see the following increases due to rising construction and material costs.

Zone	Fee/Acre	Recommended
1	\$390/ AC	\$390/ AC
2	\$3,048/ AC	\$4,138/ AC
3	\$2,509/ AC	\$3,611/ AC
5	\$2,335/ AC	\$3,192/ AC
7	\$2,961/ AC	\$3,606/ AC
8	\$5,088/ AC	\$5,598/ AC

**Water Conservation Rate Structure**

In response to the call for long-term water conservation needs, the District will continue its existing water conservation rate structure. Under this rate structure a second additional charge is assessed to customers that use more than 200% of the average water use within their customer class. It is estimated that RCWD will incur \$1,271,922 in Tier II charges during the 2008-2009 fiscal year. As a result, RCWD will continue its tiered rate structure to recover the pass-through charges from MWD, which will provide funding for a targeted water conservation program in an effort to reduce future Tier II costs. The additional Tier II rate will increase from \$96 per acre-foot to \$263.92 per acre-foot.



The District implemented a third tier to its water rate structure in fiscal year 2007-2008. The Tier III charge only impacts landscape accounts that use over 300% of their annual allotment. The purpose of this tier is to further promote conservation. The Tier III conservation rate will remain at \$428.28 per acre-foot in the Rancho Division and \$590.80 per acre-foot in the Santa Rosa Division.

**Monthly Wastewater Charge**

It is proposed that customers who receive their wastewater service from the Santa Rosa Water Reclamation Facility will see their monthly service charge increase from \$31 to \$34 per equivalent dwelling.

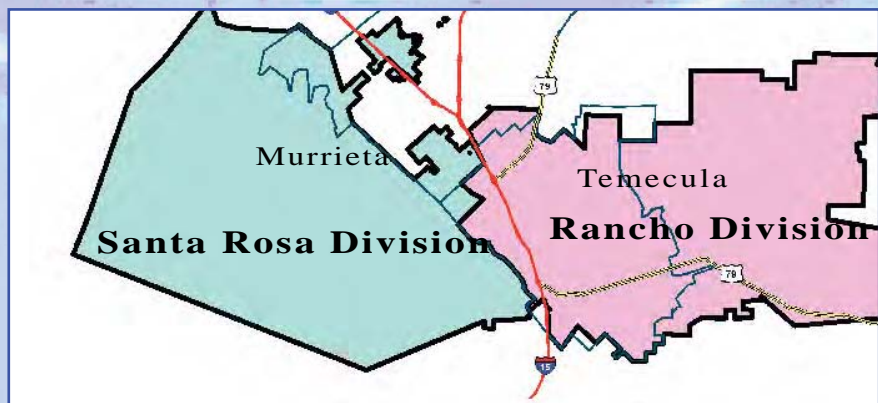
**Additional Fees and Charges**

**New Connection Capital Fees-** Wastewater capacity fees have been proposed to increase from \$4,867 EDU (equivalent dwelling unit) to \$5,169 EDU.

**Miscellaneous Fees**

The following customer service fees are also projected to increase in order to remain consistent with the Fee for Service Policy. An additional fee and/or deposit for recycled system inspections and a door hanger fee are proposed.

Service	Current	Proposed
Cutting District Lock- 2nd Penalty	\$125.00	\$250.00
Door Hanger Fee	\$0.00	\$20.00
Fire Hydrant Location Fees	\$225.00	\$300.00
Plan Check Deposit	\$1,500.00	\$2,000.00
Plan Check of On-Site Recycled System	\$2,000.00	\$1,500.00
Inspection of On-Site Recycled System RP	\$0.00	\$1,500.00
Certification Fee	\$109.00	\$180.00



RANCHO DIVISION WATER & ENERGY RATES

Commodity Rates	2007-2008 RATES		2008-2009 RATES		% OF CHANGE	
	M&I	AG	M&I	AG	M&I	AG
Commodity Rate Only	0.66071	\$0.59071	\$0.72345	\$0.65345	9.50%	10.60%
Projected Rate by Pump Zone Per HCF* (Includes Commodity + Energy Rates)						
1305	\$0.76276	\$0.69276	\$0.81211	\$0.74211	6.50%	7.10%
1380	\$0.79876	\$0.72876	\$0.84361	\$0.77361	5.60%	6.20%
1485	\$0.84916	\$0.77916	\$0.88771	\$0.81771	4.50%	4.90%
1550	\$0.88036	\$0.81036	\$0.91501	\$0.84501	3.90%	4.30%
1610	\$0.90916	\$0.83916	\$0.94021	\$0.87021	3.40%	3.70%
1790	\$0.99556	\$0.92556	\$1.01581	\$0.94581	2.00%	2.20%
1880	\$1.12996	\$1.05996	\$1.13341	\$1.06341	0.30%	0.30%
2070	\$1.12996	\$1.05996	\$1.13341	\$1.06341	0.30%	0.30%
2350	\$1.26436	\$1.19436	\$1.25101	\$1.18101	-1.10%	-1.10%
Total Weighted Average Rate Impact:					4.70%	5.10%



SANTA ROSA DIVISION WATER & ENERGY RATES

Commodity Rates	2007-2008 RATES		2008-2009 RATES		% OF CHANGE	
	M&I	AG	M&I	AG	M&I	AG
Commodity Rate Only	\$1.07007	\$0.82626	\$1.12871	\$0.88243	5.50%	6.80%
Projected Rate by Pump Zone Per HCF* (Includes Commodity + Energy Rates)						
1305	\$1.13592	\$0.89211	\$1.19273	\$0.94645	5.00%	6.10%
1434	\$1.19139	\$0.94758	\$1.24820	\$1.00192	4.80%	5.70%
1440	\$1.19397	\$0.95016	\$1.25078	\$1.00450	4.80%	5.70%
1500	\$1.21977	\$0.97596	\$1.27658	\$1.03030	4.70%	5.60%
1670	\$1.29287	\$1.04906	\$1.34968	\$1.10340	4.40%	5.20%
1990	\$1.43047	\$1.18666	\$1.48728	\$1.24100	4.00%	4.60%
2160	\$1.50357	\$1.25976	\$1.56038	\$1.31410	3.80%	4.30%
2260	\$1.54657	\$1.30276	\$1.60338	\$1.35710	3.70%	4.20%
2550	\$1.67127	\$1.42746	\$1.72808	\$1.48180	3.40%	3.80%
2850	\$1.80027	\$1.55646	\$1.85708	\$1.61080	3.20%	3.50%
Total Weighted Average Rate Impact:					4.40%	5.20%

\*Water consumption is charged based on HFC (Hundred Cubic Feet). The rates above apply to HFC used.

**MONTHLY WATER CAPACITY FEES**

Meter Size	2007-2008 Rate		2008-2009 Rate		% of Increase	
	Rancho	Santa Rosa	Rancho	Santa Rosa	Rancho	Santa Rosa
3/4 Inch	\$13.68	\$22.50	\$14.36	\$24.07	5%	7%
1 Inch	\$20.75	\$40.38	\$21.79	\$43.21	5%	7%
1-1/2 Inch	\$35.38	\$65.72	\$37.15	\$70.32	5%	7%
2 Inch	\$53.34	\$103.57	\$56.01	\$110.82	5%	7%
2-1/2 Inch	\$79.83	\$145.52	\$83.82	\$155.70	5%	7%
3 Inch	\$140.22	\$228.32	\$147.23	\$244.30	5%	7%
4 Inch	\$316.06	\$570.74	\$331.87	\$610.70	5%	7%
6 Inch	\$539.91	\$937.88	\$566.90	\$1,003.53	5%	7%
8 Inch	\$828.55	\$1,296.61	\$869.98	\$1,387.37	5%	7%



**CONSTRUCTION & NON-POTABLE WATER RATES**

\*(Base Water Rates Per HCF)

Description	Rancho Division		Santa Rosa Division	
	FY 2007-2008	FY 2008-2009	FY 2007-2008	FY 2008-2009
Construction Water	\$2.019/HCF	\$2.019/HCF	\$2.019/HCF	\$2.019/HCF
Annexation Rate Prior to 2003	\$1.0973/HCF	\$1.1662/HCF	\$1.0973/HCF	\$1.1662/HCF
Annexation Rate Subsequent to 2003	\$1.3177/HCF	\$1.3866/HCF	\$1.3177/HCF	\$1.3866/HCF
Recycled Construction Water	\$210.63/AF + \$20 Monthly Service Charge	\$215.63/AF + \$20 Monthly Service Charge	\$210.63/AF + \$20 Monthly Service Charge	\$215.63/AF + \$20 Monthly Service Charge
Tertiary Treated	\$210.63/AF + \$20 Monthly Service Charge	215.63/AF + \$20 Monthly Service Charge	\$210.63/AF + \$20 Monthly Service Charge	\$215.63/AF + \$20 Monthly Service Charge
Recycled Agricultural Water	\$78.00/AF + \$20 Monthly Service Charge	\$80.00/AF + \$20 Monthly Service Charge	\$78.00/AF + \$20 Monthly Service Charge	\$80.00/AF + \$20 Monthly Service Charge

Rancho California Water District

42135 Winchester Rd  
Temecula, CA 92590

(951) 296-6900  
(951) 296-6877 fax

Info@RanchoWater.com  
www.RanchoWater.com

7:30 a.m. to 5:00 p.m.,  
Monday – Thursday  
8:00 a.m. to 5:00 p.m., Friday

**BOARD OF DIRECTORS**

William E. Plummer, *President*

Ralph H. Daily,  
*Sr. Vice President*

Stephen J. Corona,  
*Vice President*

Ben R. Drake,  
*Vice President*

Lisa D. Herman,  
*Vice President*

John E. Hoagland,  
*Vice President*

Lawrence M. Libeu,  
*Vice President*

**DISTRICT ADMINISTRATIVE OFFICERS**

Dr. Brian J. Brady,  
*General Manager*

Phillip L. Forbes,  
*Assistant General Manager, Chief  
Financial Officer, Treasurer*

Perry R. Louck,  
*Director of Planning*

Craig Elitharp,  
*Director of Systems Operations*

Thomas S. Wolter,  
*Director of Field Services*

Jeff D. Armstrong, *Controller*  
Kelli Garcia, *District Secretary*

The Board of Directors meets regularly on the second Thursday of every month at 8:30 a.m. at the District Headquarters. The public is welcome to attend.

Waternews is published quarterly to inform the District's customers about issues concerning water. Your questions or comments are welcome.

Meggan Reed, *Waternews Editor*




# Waternews



RANCHO CALIFORNIA WATER DISTRICT

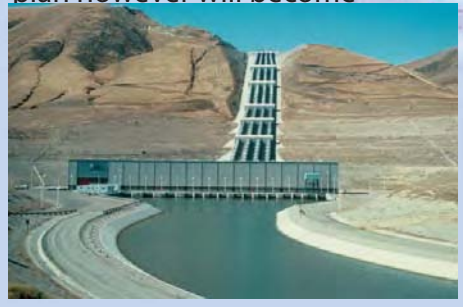
SPRING 2009

VOLUME 66

 The District will conduct a public hearing on June 11, 2009, at 8:30 a.m. in the Board Room of its Administrative Office at, 42135 Winchester Road, Temecula, California 92590, to consider the adoption of the Fiscal Year 2009-2010 Operating and Non-Operating Budget of \$126,797,237 for increases in water rates, wastewater rates, charges and capacity fees.

## Water Allocation Plan

On February 27, 2009 the Governor of California declared the first statewide drought in 17 years. As a result of these conditions, the Metropolitan Water District of Southern California (MWD) will in all likelihood implement reduced water delivery measures to its wholesale water agencies. In response to this Rancho California Water District (RCWD/ District) will be implementing a tiered rate transition plan that adjusts its customers water budgets accordingly. This transition plan will be the first step leading towards a more enhanced water budget tiered rate plan to be implemented in January 2010. This transition plan however will become



effective July 1, 2009 and provide RCWD the ability to adjust its customer's current Tier II floor allotments to mirror the water allotments it receives from MWD. This is a flexible plan and will change as MWD allotments change. Essentially, RCWD will receive less water from MWD and in turn the customers of RCWD will have less water available to them. The impact of this to the RCWD customers will be less water for use in the Tier I category and consequently reaching the Tier II category sooner. This means RCWD customers need to be conscientious about using water efficiently. RCWD has many programs to help educate and achieve water use efficiency; customers can contact the District's Water Conservation Department for more details. In conjunction with the adjustment of the Tier II floor the water budgets to RCWD customers will be changed from annual budgets to monthly budgets to send a timelier signal on water use efficiency.

Additionally, as part of MWD's shortage plan any agency that exceeds its water allotments will pay substantial penalties to MWD. Therefore, RCWD will implement a penalty pass-through program at the same penalty rate MWD establishes. These penalties will impact RCWD customers that exceed their monthly Tier I water

budget. The charts below detail the rate change

Tiered Rates (per A/F)			
Division	Tier I	Tier II	Tier III
Rancho	\$403	\$667	\$1,135
Santa Rosa	\$593	\$857	\$1,325

Penalty Charge per (A/F)	
Division	Penalty Charge
Rancho	\$1,726
Santa Rosa	\$1,726

*The penalty charge applies to all consumption above the customers Tier I Budget.*

The Board will consider adopting a resolution directing District staff to implement these measures.

### A Snapshot of Rate Adjustments

**Rancho Division**  
The monthly impact to the average domestic bill in the Rancho Division will be \$ 5.91, which is an increase of 17.8%.

**Santa Rosa Division**  
The monthly impact to the average domestic bill in the Santa Rosa Division will be \$7.34, which is an increase of 13.3%.

**Agricultural Customers**  
Per acre-foot increase to water rate:  
Rancho Division: \$85.62.  
Santa Rosa Division: \$92.61.

## *Water Demand and Water Sources*

The communities served by Rancho California Water District (RCWD/ District) are experiencing a slow down from the rapid expansion of the last few years, therefore demand for water is projected to remain fairly consistent for fiscal year 2009-2010. Demand is met with three primary water sources. The first source is local groundwater, accounting for 25% of the District's total supply, which is produced from the District's many groundwater wells. Groundwater supplies for the District come from large underground aquifers. Surface water from Vail Lake is used to replenish underground aquifers, when available. The District carefully manages this resource to protect the long-term integrity of the underground aquifers. The second source is imported water purchased from the Metropolitan Water District of Southern California (MWD). 70% percent of the District's water is imported from MWD.

The greatest impact on the operating budget is increased import water costs. Import water is the most expensive water source the District has and for the upcoming year will cost an additional \$3.7 million which represents an increase of 12.5% over the previous year. Import water cost accounts for 99% of the total increase in the operating budget. The remaining water source is recycled water. Recycled water is primarily used for irrigation of landscape, golf courses and parks.

## *Wholesale Cost Pass-Through Provision*

As a result of the current water supply conditions and the anticipated rate increase from MWD the Board of Directors will consider adopting a resolution directing District staff to pass-through future increases to rates and charges imposed by MWD for wholesale water sold to RCWD. Said

pass-through increases could not exceed 25% per year to the wholesale water rate.

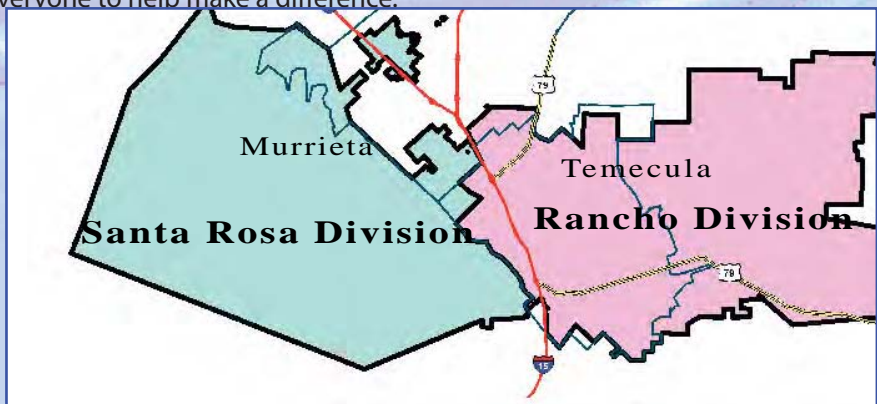
## *Water Conservation Can Help Keep Rates Lower*

One way the District and its customers can help reduce cost and preserve our water supply is through conservation. Every drop of water saved directly reduces the amount of water produced from the most expensive supply source. Import water costs 400% more than the local water supply to produce. By using water wisely, every customer can help reduce costs and keep water rates lower.

By the mandate of the Board of Directors, the District has embarked on several efforts to help create incentives for customers to conserve water. The District offers rebates or assistance related to water efficient washing machines, high-efficiency toilets (HET), and smart landscape timers. The District also aggressively pursues various conservation related grants to provide other incentives to save water. Additionally, conservation specialists are available to answer questions. The District has also implemented a tiered water rate structure that progressively penalizes customers who use 200% or 300% more water than their customer class average. The District continues to expand its efforts in this area and conservation provides a way for everyone to help make a difference.

## *Safe Drinking Water is Critical to Our Mission*

The District continues to increase its efforts related to ensuring a safe drinking water supply. Extensive and ongoing testing of water for contaminants takes place routinely. In fact, more than 2,000 tests are conducted annually for more than 120 different potential contaminants to ensure the quality of the water. The results of these efforts continue to confirm the high quality of our water. Furthermore, programs are in place to ensure the public water system is protected from possible contamination related to backflow or infiltration from commercial, landscape, and agricultural connections. Annual certifications of backflow prevention devices are required and annual physical inspections are performed. The District is committed to providing both a reliable and safe water supply.



RANCHO DIVISION WATER & ENERGY RATES

Commodity Rates	2008-2009 RATES		2009-2010 RATES		% OF CHANGE	
	M&I	AG	M&I	AG	M&I	AG
Commodity Rate Only	\$0.72345	\$0.65345	\$0.92588	\$0.85409	28.00%	30.70%
Projected Rate by Pump Zone Per HCF* (Includes Commodity + Energy Rates)						
1305	\$0.81211	\$0.74211	\$1.01960	\$0.94781	25.50%	27.70%
1380	\$0.84361	\$0.77361	\$1.04885	\$0.97706	24.30%	26.30%
1485	\$0.88771	\$0.81771	\$1.08980	\$1.01801	22.80%	24.50%
1550	\$0.91501	\$0.84501	\$1.11515	\$1.04336	21.90%	23.50%
1610	\$0.94021	\$0.87021	\$1.13855	\$1.06676	21.10%	22.60%
1790	\$1.01581	\$0.94581	\$1.20875	\$1.13696	19.00%	20.20%
1880	\$1.13341	\$1.06341	\$1.31795	\$1.24616	16.30%	17.20%
2070	\$1.13341	\$1.06341	\$1.31795	\$1.24616	16.30%	17.20%
2350	\$1.25101	\$1.18101	\$1.42715	\$1.35536	14.10%	14.80%
Total Weighted Average Rate Impact:					22.90%	24.60%



SANTA ROSA DIVISION WATER & ENERGY RATES

Commodity Rates	2008-2009 RATES		2009-2010 RATES		% OF CHANGE	
	M&I	AG	M&I	AG	M&I	AG
Commodity Rate Only	\$1.12871	\$0.88243	\$1.36201	\$1.12112	20.70%	27.00%
Projected Rate by Pump Zone Per HCF* (Includes Commodity + Energy Rates)						
1305	\$1.19456	\$0.94828	\$1.43097	\$1.19008	19.80%	25.50%
1434	\$1.25003	\$1.00375	\$1.47612	\$1.23523	18.10%	23.10%
1440	\$1.25261	\$1.00633	\$1.47822	\$1.23733	18.00%	23.00%
1500	\$1.27841	\$1.03213	\$1.49922	\$1.25833	17.30%	21.90%
1670	\$1.35151	\$1.10523	\$1.55872	\$1.31783	15.30%	19.20%
1990	\$1.48911	\$1.24283	\$1.67072	\$1.42983	12.20%	15.00%
2160	\$1.56221	\$1.31593	\$1.73022	\$1.48933	10.80%	13.20%
2260	\$1.60521	\$1.35893	\$1.76522	\$1.52433	10.00%	12.20%
2550	\$1.72991	\$1.48363	\$1.86672	\$1.62583	7.90%	9.60%
2850	\$1.85891	\$1.61263	\$1.97172	\$1.73083	6.10%	7.30%
Total Weighted Average Rate Impact:					15.20%	19.20%

\*Water consumption is charged based on HFC (Hundred Cubic Feet). The rates above apply to HFC used.

**MONTHLY WATER CAPACITY FEES**

Meter Size	2008-2009 Rate		2009-2010 Rate		% of Increase	
	Rancho	Santa Rosa	Rancho	Santa Rosa	Rancho	Santa Rosa
3/4 Inch	\$14.36	\$24.07	\$15.08	\$25.76	5%	7%
1 Inch	\$21.79	\$43.21	\$22.88	\$46.23	5%	7%
1-1/2 Inch	\$37.15	\$70.32	\$39.01	\$75.24	5%	7%
2 Inch	\$56.01	\$110.82	\$58.81	\$118.57	5%	7%
2-1/2 Inch	\$83.82	\$155.70	\$88.01	\$166.60	5%	7%
3 Inch	\$147.23	\$244.30	\$154.59	\$261.40	5%	7%
4 Inch	\$331.87	\$610.70	\$348.46	\$653.44	5%	7%
6 Inch	\$566.90	\$1,003.53	\$595.25	\$1,073.78	5%	7%
8 Inch	\$869.98	\$1,387.37	\$913.48	\$1,484.49	5%	7%



**CONSTRUCTION & NON-POTABLE WATER RATES**

\*(Base Water Rates Per HCF)

Description	Rancho Division		Santa Rosa Division	
	FY 2008-2009	FY 2009-2010	FY 2008-2009	FY 2009-2010
Construction Water	\$2.019/HCF	\$2.525/HCF	\$2.019/HCF	\$2.525/HCF
Annexation Rate Prior to 2003	\$1.1662/HCF	\$1.605/HCF	\$1.1662/HCF	\$1.605/HCF
Annexation Rate Subsequent to 2003	\$1.3866/HCF	\$1.981/HCF	\$1.3866/HCF	\$1.981/HCF
Recycled Construction Water	\$215.63/AF + \$20 Monthly Service Charge	\$550.00/AF + \$20 Monthly Service Charge	\$215.63/AF + \$20 Monthly Service Charge	\$550.00/AF + \$20 Monthly Service Charge
Tertiary Treated	\$215.63/AF + \$20 Monthly Service Charge	225.63/AF + \$20 Monthly Service Charge	\$215.63/AF + \$20 Monthly Service Charge	\$225.63/AF + \$20 Monthly Service Charge
Recycled Agricultural Water	\$80.00/AF + \$20 Monthly Service Charge	\$225.63/AF + \$20 Monthly Service Charge	\$80.00/AF + \$20 Monthly Service Charge	\$225.63/AF + \$20 Monthly Service Charge

Rancho California Water District

42135 Winchester Rd  
Temecula, CA 92590

(951) 296-6900  
(951) 296-6877 fax

Info@RanchoWater.com  
www.RanchoWater.com

7:30 a.m. to 5:00 p.m.,  
Monday – Thursday  
8:00 a.m. to 5:00 p.m., Friday

**BOARD OF DIRECTORS**  
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Lisa D. Herman,  
*Sr. Vice President*

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*Vice President*

Ben R. Drake,  
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*Vice President*

Lawrence M. Libeu,  
*Vice President*

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*Vice President*

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*General Manager*

Phillip L. Forbes,  
*Assistant General Manager/Treasurer*  
Jeffrey D. Armstrong,  
*Chief Financial Officer*

Perry R. Louck,  
*Director of Planning*

Craig Elitharp,  
*Director of Systems Operations*

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*Director of Field Services*

Andrew L. Webster,  
*Acting District Engineer*  
Kelli Garcia, *District Secretary*

The Board of Directors meets regularly on the second Thursday of every month at 8:30 a.m. at the District Headquarters. The public is welcome to attend.

Waternews is published quarterly to inform the District's customers about issues concerning water. Your questions or comments are welcome.

Meggan Reed, *Waternews Editor*

## **AGRICULTURE CUSTOMER/FARM MANAGER' MEETING**

**Wednesday, April 14, 2010  
2:00 p.m.**

### **INTRODUCTION**

The annual Rancho California Water District Agricultural Customer/Farm Manager's meeting was held on Wednesday, April 14, 2010, at the Rancho California Water District's Administrative Headquarters Building, located at 42135 Winchester Road, Temecula, California.

### **BOARD MEMBERS PRESENT:**

Steve Corona  
Ben R. Drake  
Larry Libeu  
Bill Plummer

### **OTHERS PRESENT:**

Matt Stone, General Manager, RCWD  
Phil Forbes, Assistant General Manager, RCWD  
Jeff Armstrong, CFO/Treasurer, RCWD  
Mark Graham, Conservation Specialist, MWD  
Milin Ream, Administrative Assistant, Recording Secretary, RCWD

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General Manager Matt Stone introduced himself and welcomed the attendees seated in the audience. He further advised that a Public Hearing to adopt Rancho California Water District's (RCWD/District) Fiscal Year 2010-2011 Budget is scheduled for June 10, 2010 at the District's Board of Directors meeting.

Addressing a PowerPoint presentation descriptive of his report, Mr. Stone provided an update as to the current water supply conditions in California. He advised that the Metropolitan Water District of Southern California (MWD) is still maintaining a level 2 allocation in terms of supply and court rulings have still restricted pumping in the Delta. The resulting impact to the District's water supply is that MWD is not selling any discount replenishment water. Overall, the shortage allocation for Municipal and Industrial (M&I) cutbacks will continue at a level 2 in which RCWD will maintain a level 3.

Speaking as to import water challenges, Mr. Stone reported that the Colorado River has done better since 2003; however, there was a court ruling that invalidated a quantification settlement agreement (QSA). The piece that was invalidated was related to the Salton Sea restoration cost. The court ruled that the State of California did not have the authority, constitutionally, to take unknown costs and approve them without prior legislative action. Therefore, there are other potential alternatives being considered to remedy the situation. He further conveyed that a significant risk is that the parties involved

do not reach an agreement which could potentially unravel a lot of deals that were originally settled. This is important since the QSA is what provides the ability to move water throughout the priority system.

Next, Mr. Stone reported that according to the State Water Contractors website, a March 2010 press-release had estimated approximately 405,000 acre-feet of water has been lost permanently due to the pumping restrictions in the Delta. This of course has had a significant impact to all. In relative terms, Mr. Stone advised that MWD would have received almost half of this water before the court ruling. Although the supply trend from the Colorado River has been building up with the success of MWD gaining new transfer and conservation agreements, the State Water Project has not. Even with the pump restriction on the Delta, the State level could go up. If it does increase, MWD would look to replenish their storage levels. Mr. Stone further noted that MWD is trying to find middle ground today, in order to prepare for the future.

At this time, Mr. Stone invited Mark Graham of MWD to provide an update on the Proposed Agricultural Conservation Pilot Program (Program). Referencing a PowerPoint slide descriptive of his report, Mr. Graham provided an overview of the new Program. Mr. Graham advised that MWD is targeting to launch the new program July 1, 2010

The Program will be a performance based incentive system which means MWD will pay you for saving water. The Program will also take into account capital improvements made to irrigation systems and incentives based on emission uniformity (EU) improvements.

Continuing, Mr. Graham briefly reviewed the ineligible practices of the Program which included fallowing, crop replacement, and pruning/stumping trees. He further advised that although these practices are ineligible for the program now, this could change in the future. Mr. Graham further noted that customers that reside within MWD's service area are eligible participants in the Program; though, customers enrolled in the Interim Agriculture Water Program (IAWP) are not.

With regard to the Program steps and incentive payments, Mr. Graham reported that an initial site audit would be performed by a local resource conservation district to determine the emissions uniformity. The grower would then make any capital improvements which would then be followed by a final site audit to determine improved EU and finally payment processing. The incentive payment would be based on whichever is lower, 50 percent of allowable project costs or 10 years of calculated water savings at \$195 an acre foot.

Next, Mr. Graham displayed a series of slides detailing the initial site audit, capital improvements, final site audit, and payment processing. To a question posed by an audience member as to the allowable capital improvements, Mr. Graham explained that this may include: pressure regulators, valves, piping, drip irrigation, and emitters. An audience member interjected as to the timing of the Program and stated that even though this seems like a great idea, it has come two years too late.

Mr. Stone clarified that the proposed Program is for customers that have opted out of the IAWP. Mr. Graham conveyed that customers can have an initial site audit while still enrolled in the Program; however, will need to opt-out once funding takes place.

An additional customer opined that many growers have already made capital improvements based on the 30 percent reduction; therefore, that money has been expensed and now there are no more improvements to be made.

To a questions posed by an audience member as to the budget of the Program, Mr. Graham advised that the total amount budgeted for the Program right now is \$2 million dollars a year. He further conveyed that the source of these funds come from rates.

Addressing a question regarding the level of salinity in the Rancho and Santa Rosa Divisions, Mr. Stone explained that the Santa Rosa side is based on topography and receives primarily MWD water. The Rancho side receives more of a blend since the well fields are more centrally located.

At this time, a brief question and answer session ensued amongst District staff and audience members which focused on the amount of water needed for grapes versus avocados, capital investment issues with regard to pushing blended water up the plateau, and RCWD pipelines.

Next, the meeting continued with Chief Financial Officer/Treasurer Jeff Armstrong addressing the audience with a presentation on RCWD's 2010-2011 Budget and related rate impacts. Mr. Armstrong referenced a PowerPoint slide illustrating the most recent MWD proposed rate options which are illustrated in the following table:

	2011	2012	2013	2014	2015
Option 1 RCWD Budget Developed from	12.4%	2.0%	4.0%	6.0%	6.0%
Option 2 MWD Approved April 13, 2010	7.5%	7.5% Sept. 1, 2011	5.0%	5.0%	5.0%

Continuing, Mr. Armstrong advised that the draft budget was based on the original plan of a 12.4 percent increase for 2011, followed by a 2.0 percent increase the following year. RCWD staff discussed and reviewed a number of alternatives; however, with MWD's Board approval a completely new alternative surfaced (Option 2). He advised that this option now helps smooth the rate impacts over a couple of years; however, the acceleration on September 1 with an additional 7.5 percent increase will have additional cost impacts. Based on MWD approving Option 2, Mr. Armstrong reported that the impact and change to RCWD's budget model is approximately \$500,000 less in import water costs.

Changing focus, Mr. Armstrong reported on the following RCWD operating expenses:

	2007-08	2008-09	2009-10	2010-11	PERIOD CHANGE	% CHANGE
SOS	\$27.5	\$31.1	\$35.3	\$39.1	\$11.6	99%
ENERGY	8.6	8.2	7.2	7.1	(1.5)	(13%)
LABOR	8.0	8.7	8.9	9.3	1.3	11%
BENEFITS	5.6	5.9	6.3	6.7	1.1	9%
OTHER	7.3	7.1	7.0	6.5	(0.8)	(7%)
<b>TOTAL</b>	<b>\$57.0</b>	<b>\$61.0</b>	<b>\$64.8</b>	<b>\$68.7</b>	<b>\$11.7</b>	

Mr. Armstrong conveyed that District staff and the Board of Directors work diligently to control costs while still remaining efficient. He further stated that the District is conscious of the current economic conditions within its service area yet at the same time needs to uphold and fulfill the District's mission statement of providing reliable high-quality water.

With regard to the budget development, Mr. Armstrong explained that the budget process begins in December. During this time, staff is continually analyzing the various activities of the District by reviewing what is being budgeted and the historical costs associated with those functions. In addition, he noted that staff cuts costs where they can and strives to generate savings where ever possible. Once this effort has been accomplished, it is presented to the Board for their review and direction. Mr. Armstrong stressed that he is confident in saying that RCWD staff has made a significant effort to be cost efficient with this fiscal year's operating expenses.

Based on the data in the above table, Mr. Armstrong explained that the cost of water has increased from \$27.5 to \$39.1. This equates to 99 percent of the increase being directly related to source of supply. Other factors include the cost of water increasing; yet, demand decreasing. He conveyed that if demand was not down, these numbers would be significantly greater. Also contributing to the reduction is the District's local groundwater supply. He noted that RCWD is releasing 3,000 acre-feet of water from Vail Lake which recharges the groundwater basin and allows the District to produce more local groundwater; thus RCWD purchases 3,000 acre-feet less of import water.

Continuing, Mr. Armstrong reviewed expenses related to labor. He reported that labor increased this fiscal year 11 percent. The contributing factors related to the increase are a wage increase of 3 percent in addition to new staff additions. He advised



that District staff maintained their benefits last fiscal year without a wage increase and all new staff positions have been reviewed and justified by the Board.

Responding to a question posed by an audience member regarding the 11 percent of labor, Mr. Armstrong responded by explaining that some of the District's labor expenses is related to capital projects which are funded on the non-operating side and are not driven by water rates.

Reporting on the overall impact to agricultural rates, Mr. Armstrong advised that rates on the Rancho side will increase from \$443 to \$482, and \$574 to \$622 on the Santa Rosa side. However, with the new MWD alternative being approved, District staff will present its rate recommendations to the RCWD Board for direction to ensure the appropriate amount of rate stabilization reserves are being utilized. Mr. Armstrong noted that these numbers do provide an indication of what the overall rate impact will be.

Continuing staff's presentation, Mr. Armstrong provided a brief update on the Ag penalty refund and the District's Budget-Based Tiered Water Rates.

At this time RCWD staff opened the floor for questions and/or comments from the audience, with the meeting concluding at 3:44 p.m.

/s/Milin J. Ream

Milin Ream, Recording Secretary

## Ground Water Pumping in Temecula Valleys cause cracking/sinking...

[http://iahs.info/redbooks/a200/iahs\\_200\\_0291.pdf](http://iahs.info/redbooks/a200/iahs_200_0291.pdf)

*Land Subsidence* (Proceedings of the Fourth International Symposium on Land Subsidence, May 1991). IAHS Publ. no. 200,1991.

### Earth Fissures, Urbanization and Litigation: A Case Study from the Temecula Area, Southwestern Riverside County, California

E. J. CORWIN, S. C. ALHADEFF, S. P. OGGEL  
Lorenz Alhadeff Lundin & Oggel, 101 West Broadway, Suite 1500, San Diego, CA 92101, USA  
R. J. SHLEMON

P.O. Box 3066, Newport Beach, CA 92659 , USA

**ABSTRACT** Ground fissures occurring in 1987 extended discontinuously along a 12-km long zone in the rapidly-urbanizing Temecula-Wolf Valley area of southwestern Riverside County, California. Impacted were new residential and industrial buildings. Litigation has ensued, and damage is now alleged to exceed about 50 million dollars. Defendants include County government, a local Water District, developers, and consulting engineers and geologists.

#### INTRODUCTION

In the mid-1980s, urbanization dramatically increased in the Temecula area of southwestern Riverside County, California. From a population of 8,324 in 1980, the previously serene town, about 41 km north of San Diego and 53 km southeast of Los Angeles, jumped to a population of over 29,000 in 1988 (Fig. 1). Developers seized on the increasing popularity of southern California as a desirable place to live, and vast new residential and light industrial complexes ("Business Parks") were built. The rapid urbanization produced the usual plethora of environmental constraints for both the developers and residents of Temecula. The most unexpected problem was the mid-1987 occurrence of earth fissures, the resulting allegations of property damage and general loss of value, and the perhaps inevitable litigation that has since followed.

#### GEOLOGICAL FRAMEWORK

The Temecula area lies in the Murrieta-Temecula-Wolf Valley, an approximately 20-km long and 1.5 to 2.0-km wide structural graben bounded by major splays of the Elsinore fault system: namely, the Wildomar fault on the east and the Willard fault on the west (Mann, 1955; Kennedy, 1975; Fig. 1). The Wildomar fault is active,

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*Business •  
Parks ^N*

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FIG. 1 Location of 1987 ground fissures and adjacent fault zones in the Temecula-Wolf Valley area, southwestern Riverside County, California.

according to State of California criteria, for it has geomorphic expression and has offset Holocene sediments and soil profiles (Hart, 1985). Accordingly, habitable structure "setback zones" have been established for the fault (Calif. Div. Mines and Geology, 1990). In contrast, recent investigations show that last movement of the Willard fault occurred in pre-Holocene time, and the fault is therefore presently deemed "not active" for purposes of engineering design (Schaefer Dixon Associates, 1988a). Prior to mid-1987, no other active faults had been identified in the Temecula-Wolf Valley area despite the fact that literally tens of engineering-geological investigations had been conducted in support of residential and industrial development. Neither identified were buried stream terraces or older faults underlying valley alluvium, geologic discontinuities that often control the surface location of ground fissures (Holzer, 1984).

Quaternary sediments underlying the Temecula-Wolf Valley area are more than 800 m thick, and have yielded abundant water for both domestic and agricultural use (Scheliga & McGoldrick, 1984). Two principal aquifers are the upper "Pauba beds," generally producing from 293 *Earth fissures, urbanization and litigation* depths within about 100 m from the surface, and the lower, more prolific "Temecula sands" generally encountered between about 200 and 400 m. The Temecula aquifer is a source of relatively high quality and inexpensive water, and two Temecula-Wolf Valley wells, pumping since at least 1982, have the capacity to produce 8,000 to 9,000 l/min. In 1984 it was pointed out to the Rancho California Water District (RCWD) that: "Because of the depth of saturated sediments and the potential for construction of additional high capacity wells, the Murrieta-Wolf [hydrologie] Unit

offers a location for development of a substantial increase of ground water resources to RCWD supplies" (Scheliga & McGoldrick, 1984, p. 3-21). By late 1986 an additional six, deep wells tapped the Temecula aquifer. After initial tests, most started production in 1987 (Leighton & Associates, 1987).

#### THE TEMECULA FISSURE

In August 1987, a northwest-trending curvilinear system of earth fissures about three km long was discovered in recently-developed residential tracts in the southern part of the Temecula area. In October 1987, similar northwest-trending fissures were observed in a new Business Park approximately four km to the northwest. Despite diligent search, no fissures were identified in the intermediate area (Fig. 1).

The fissures were expressed at the surface by 10 to 20 m long cracks in street pavement and in adjacent gutters and curbs. Most fissures were en-echelon, the overlapping width generally less than about three or four m. Vertical relief was typically less than a few cm with the east side down. In the residential area, fissure damage was mainly displaced curbs and floor slab cracks in four or five buildings. However, some homeowners several blocks away alleged that small cracks in their residences were caused by the fissures, rather than the "normal" settlement typical of new construction in the area. In the northern business parks, the fissures promulgated through up to five m of compacted fill, and eventually widened along widely dispersed "sinkholes" up to a meter wide.

The cause and specific location of the fissures has been argued in the press and by technical experts. Two general hypotheses have been advanced: the 1987 fissures were caused by increased groundwater withdrawal, and localized along either previously unrecognized, graben-bounding discontinuities such as faults or buried channel escarpments; or by aseismic creep occurring on heretofore unrecognized active faults (Shlemon & Davis, 1988).

Arguments to support both hypotheses abound: on the one hand, several new wells began production just *E. J. Corwin et al.* 294

prior to fissure occurrence, and no obvious fissure rejuvenation has taken place since certain "suspect" wells were shut down; on the other hand, post-1987 investigations now show that the fissures are localized along a previously-unrecognized active (Holocene) fault, although no microseismic events have been recorded (Leighton & Associates, 1987; Geowest Soils Consultants, 1987; Schaefer Dixon Associates, 1988b). The southern residential area fissure coincides in part with the previously-recognized Wolf Valley fault (Kennedy, 1987); and the northern fissure is now informally designated as the "Murrieta Creek fault" (Bergmann & Rockwell, 1989; Fig. 1).

#### LITIGATION

Shortly after ground fissure stories and photographs appeared in the local and regional newspapers,

Plaintiffs' attorneys signed up clients in the residential areas affected by fissures. By early 1988, over 200 lawsuits alleging over \$25 million in damages had been filed against the developers, the County of Riverside, the local water district, and several geologic and soils engineering consulting firms. The individual suits were later consolidated into a few large actions which ultimately proved too large for the Riverside County Superior Court system to handle. As a result, the parties to the lawsuits stipulated to have the cases litigated before a retired judge, who was given all of the powers of a Superior Court judge. Plaintiffs as a group and Defendants individually hired their own technical experts, including specialized geologists, geohydrologists, soils engineers, and construction experts. In the first year of the litigation, the judge also hired additional "joint experts" in order to investigate the fissure-related problems. However, the Business Park developers, the private landowners affected by the business park fissures, the County of Riverside, and the local water district each hired their own technical consultants to investigate the Business Park fissures. In 1990, three years after fissure occurrence, owners of a large Business Park commercial building damaged by the fissures, filed a lawsuit against the developer, the County of Riverside, and the local water district. The cost to date for technical investigations is in the range of \$2- to \$3 million; and the studies continue. Legal fees for the residential area litigation alone are conservatively estimated at more than \$2 million for all parties. Total costs will ultimately exceed at least ten-fold the value of the structures allegedly damaged by the fissures.

#### *295 Earth fissures, urbanization and litigation*

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In 1988, some of the residents living near the ground fissures allegedly had difficulty in selling their homes, and there were reports that many real

estate brokers were refusing to become involved in sale of homes located near the ground fissures. Also alleged was that near-fissure homes decreased in value because of the fissures, the lawsuits, and the resulting press coverage. It is probably more accurate to say, however, that most homes may have experienced a slower rate of appreciation, rather than an absolute decline in sale price.

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**From:** Stark, Mary  
**Sent:** Monday, December 10, 2012 7:07 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Groundwater Pumping causes severe housing & ground cracking in Temecula  
**Attachments:** Ground Water Pumping in Temecula Valleys cause cracking.doc

Wine Country.

*Mary C. Stark*

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

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**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Saturday, December 08, 2012 2:45 AM  
**To:** Stark, Mary  
**Cc:** Wine Country Adrian McGregor  
**Subject:** Fw: Groundwater Pumping causes severe housing & ground cracking in Temecula

It is important for the public to understand the soil composition of the valley of the horse and around the Temecula Wine Country Dams and valleys.

The above attachment is an accurate description of the soils' composition.

Please place the following statements and attachments (above) into Public Record RE: **the Temecula Wine Country No.7666, EIR No.1077, and Ordinance 438.4929, and 20/20 Vision amendments.**

The Water Shortages both presently and in the next 50 plus years of the US and CA and globally, which will directly affect the Temecula Wine Country growing lack of water and the Supervisors/Cities' want to have lack of knowledge since the 2003 RCIP General Plan and SW Master Plan EIR findings given to the Planning Commissioners and to the Supervisors about lack of water, and NOW with world wide drought extreme conditions KNOWN and being EXPERIENCED may not be included to the Planning Commissioners and then to the Supervisors to fully understand the LACK of WATER and rising weather temperature's additional eleven degrees for the Dec. 19th, 2012 Planning Commissioners' EIR hearing for the Temecula Wine Country documentation to be addressing is issues of water within this EIR., NOR POSSIBLY IN THE 2013 TO 2023 RCIP GENERAL PLAN AND THE FIVE MASTER PLANS, AND MORE SPECIFICALLY THE TEMECULA WINE COUNTRY within the SW MASTER PLAN.

Please give each Planning Commissioner these statements in order to review these materials, findings, facts and statements before the Dec. 19, 2012 hearing where lack of water will be discussed. And, so they may be online for the Public to also understand.

from: Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula, CA 92589-4108  
[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)  
951.676.5024  
Dated: Dec. 7, 2012

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

**From:** Adrian McGregor <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**To:** Wine Country Adrian McGregor <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**Sent:** Tuesday, April 19, 2011 6:52 PM  
**Subject:** Groundwater Pumping causes severe housing & ground cracking in Temecula  
City/State plan to use ground water...for drinking water...and up and down storage....

## Ground Water Pumping in Temecula Valleys cause cracking/sinking...

[http://iahs.info/redbooks/a200/iahs\\_200\\_0291.pdf](http://iahs.info/redbooks/a200/iahs_200_0291.pdf)

*Land Subsidence* (Proceedings of the Fourth International Symposium on Land Subsidence, May 1991). IAHS Publ. no. 200,1991.

### Earth Fissures, Urbanization and Litigation: A Case Study from the Temecula Area, Southwestern Riverside County, California

E. J. CORWIN, S. C. ALHADEFF, S. P. OGGEL  
Lorenz Alhadeff Lundin & Oggel, 101 West Broadway, Suite 1500, San Diego, CA 92101, USA  
R. J. SHLEMON

P.O. Box 3066, Newport Beach, CA 92659 , USA

**ABSTRACT** Ground fissures occurring in 1987 extended discontinuously along a 12-km long zone in the rapidly-urbanizing Temecula-Wolf Valley area of southwestern Riverside County, California. Impacted were new residential and industrial buildings. Litigation has ensued, and damage is now alleged to exceed about 50 million dollars. Defendants include County government, a local Water District, developers, and consulting engineers and geologists.

#### INTRODUCTION

In the mid-1980s, urbanization dramatically increased in the Temecula area of southwestern Riverside County, California. From a population of 8,324 in 1980, the previously serene town, about 41 km north of San Diego and 53 km southeast of Los Angeles, jumped to a population of over 29,000 in 1988 (Fig. 1). Developers seized on the increasing popularity of southern California as a desirable place to live, and vast new residential and light industrial complexes ("Business Parks") were built. The rapid urbanization produced the usual plethora of environmental constraints for both the developers and residents of Temecula. The most unexpected problem was the mid-1987 occurrence of earth fissures, the resulting allegations of property damage and general loss of value, and the perhaps inevitable litigation that has since followed.

#### GEOLOGICAL FRAMEWORK

The Temecula area lies in the Murrieta-Temecula-Wolf Valley, an approximately 20-km long and 1.5 to 2.0-km wide structural graben bounded by major splays of the Elsinore fault system: namely, the Wildomar fault on the east and the Willard fault on the west (Mann, 1955; Kennedy, 1975; Fig. 1). The Wildomar fault is active,

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*E. J. Corwin et al.* 292

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CREEK FAULT

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**X**  
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FIG. 1 Location of 1987 ground fissures and adjacent fault zones in the Temecula-Wolf Valley area, southwestern Riverside County, California.

according to State of California criteria, for it has geomorphic expression and has offset Holocene sediments and soil profiles (Hart, 1985). Accordingly, habitable structure "setback zones" have been established for the fault (Calif. Div. Mines and Geology, 1990). In contrast, recent investigations show that last movement of the Willard fault occurred in pre-Holocene time, and the fault is therefore presently deemed "not active" for purposes of engineering design (Schaefer Dixon Associates, 1988a). Prior to mid-1987, no other active faults had been identified in the Temecula-Wolf Valley area despite the fact that literally tens of engineering-geological investigations had been conducted in support of residential and industrial development. Neither identified were buried stream terraces or older faults underlying valley alluvium, geologic discontinuities that often control the surface location of ground fissures (Holzer, 1984).

Quaternary sediments underlying the Temecula-Wolf Valley area are more than 800 m thick, and have yielded abundant water for both domestic and agricultural use (Scheliga & McGoldrick, 1984). Two principal aquifers are the upper "Pauba beds," generally producing from 293 *Earth fissures, urbanization and litigation* depths within about 100 m from the surface, and the lower, more prolific "Temecula sands" generally encountered between about 200 and 400 m. The Temecula aquifer is a source of relatively high quality and inexpensive water, and two Temecula-Wolf Valley wells, pumping since at least 1982, have the capacity to produce 8,000 to 9,000 l/min. In 1984 it was pointed out to the Rancho California Water District (RCWD) that: "Because of the depth of saturated sediments and the potential for construction of additional high capacity wells, the Murrieta-Wolf [hydrologie] Unit

offers a location for development of a substantial increase of ground water resources to RCWD supplies" (Scheliga & McGoldrick, 1984, p. 3-21). By late 1986 an additional six, deep wells tapped the Temecula aquifer. After initial tests, most started production in 1987 (Leighton & Associates, 1987).

#### THE TEMECULA FISSURE

In August 1987, a northwest-trending curvilinear system of earth fissures about three km long was discovered in recently-developed residential tracts in the southern part of the Temecula area. In October 1987, similar northwest-trending fissures were observed in a new Business Park approximately four km to the northwest. Despite diligent search, no fissures were identified in the intermediate area (Fig. 1).

The fissures were expressed at the surface by 10 to 20 m long cracks in street pavement and in adjacent gutters and curbs. Most fissures were en-echelon, the overlapping width generally less than about three or four m. Vertical relief was typically less than a few cm with the east side down. In the residential area, fissure damage was mainly displaced curbs and floor slab cracks in four or five buildings. However, some homeowners several blocks away alleged that small cracks in their residences were caused by the fissures, rather than the "normal" settlement typical of new construction in the area. In the northern business parks, the fissures promulgated through up to five m of compacted fill, and eventually widened along widely dispersed "sinkholes" up to a meter wide.

The cause and specific location of the fissures has been argued in the press and by technical experts. Two general hypotheses have been advanced: the 1987 fissures were caused by increased groundwater withdrawal, and localized along either previously unrecognized, graben-bounding discontinuities such as faults or buried channel escarpments; or by aseismic creep occurring on heretofore unrecognized active faults (Shlemon & Davis, 1988).

Arguments to support both hypotheses abound: on the one hand, several new wells began production just *E. J. Corwin et al.* 294

prior to fissure occurrence, and no obvious fissure rejuvenation has taken place since certain "suspect" wells were shut down; on the other hand, post-1987 investigations now show that the fissures are localized along a previously-unrecognized active (Holocene) fault, although no microseismic events have been recorded (Leighton & Associates, 1987; Geowest Soils Consultants, 1987; Schaefer Dixon Associates, 1988b). The southern residential area fissure coincides in part with the previously-recognized Wolf Valley fault (Kennedy, 1987); and the northern fissure is now informally designated as the "Murrieta Creek fault" (Bergmann & Rockwell, 1989; Fig. 1).

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**From:** Stark, Mary  
**Sent:** Monday, December 10, 2012 7:08 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: SORRY....needed an important correction Fw: Water Formulas  
**Attachments:** Excerpt of October 2009 Meeting Minutes.pdf; BM110909.pdf; BM110909 Letters.pdf

Important correction from Mrs. McGregor.

*Mary C. Stark*

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

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**From:** Adrian McGregor [mailto:[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)]  
**Sent:** Saturday, December 08, 2012 3:04 AM  
**To:** Stark, Mary  
**Cc:** Wine Country Adrian McGregor  
**Subject:** SORRY....needed an important correction Fw: Water Formulas

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

**From:** Adrian McGregor <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**To:** Secretary Mary Stark C of R Planning Commissioners <[MCSTARK@rctlma.org](mailto:MCSTARK@rctlma.org)>  
**Cc:** Wine Country Adrian McGregor <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**Sent:** Saturday, December 8, 2012 2:53 AM  
**Subject:** Water Formulas

Supervisor Stone, the City Council Members of the City of Temecula and Several Developers do NOT want the water district to impose the legal formula of not to exceed imported water verses Groundwater Mandate stated in the Feb. 12, 2008 Farmer/Ranchers Meeting where we all present were told by both RCWD and MWD staff that a Federal Mandate is in place that by 2011 Groundwater for the entire US be at 30%. And that, population expansion may not exceed this formula of how many human population may be using the available water that is IMPORTED. As, imported waters from MWD can not be counted upon during extreme drought and laws limiting the exporting of water to other area. I believe as a private citizen, without the council of an attorney, the facts I am sending to be true to the best of my ability. This is true with all of the statements I have been sending to you re: the Temecula Wine Country, the RCIP General Plan of 2013 to 2023 and the Master Plans, and more specifically, the SW Master Plan under the governance of Supervisor Jeff E. Stone and the Sphere of Influence of the City of Temecula (and its governance with the United Nations Act 21, and future usage of EB-5 or EB-8.)

Please place the following statements and attachments (above) into Public Record RE: **the Temecula Wine Country No.7666, EIR No.1077, and Ordinance 438.4929, and 20/20 Vision amendments.**

The Water Shortages both presently and in the next 50 plus years of the US and CA and globally, which will directly affect the Temecula Wine Country growing lack of water and the Supervisors/Cities' want to have lack of knowledge since the 2003 RCIP General Plan and SW Master Plan EIR findings given to the Planning Commissioners and to the Supervisors about lack of water, and NOW with world wide drought extreme conditions KNOWN and being EXPERIENCED may not be included to the Planning Commissioners and then to the Supervisors to fully understand the LACK of WATER and rising weather temperature's additional eleven degrees for the Dec. 19th, 2012 Planning Commissioners' EIR hearing for the Temecula Wine Country documentation to be addressing is issues of water within this EIR., NOR POSSIBLY IN THE 2013 TO 2023 RCIP GENERAL PLAN AND THE FIVE MASTER PLANS, AND MORE SPECIFICALLY THE TEMECULA WINE COUNTRY within the SW MASTER PLAN.

Please give each Planning Commissioner these statements in order to review these materials, findings, facts and statements before the Dec. 19, 2012 hearing where lack of water will be discussed. And, so they may be online for the Public to also understand.

from: Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula , CA 92589-4108  
[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)  
951.676.5024

Dated: Dec. 7, 2012

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

**From:** Kelli Garcia <[garciak@ranchowater.com](mailto:garciak@ranchowater.com)>  
**To:** "[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)" <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>  
**Cc:** Denise Todd <[toddd@ranchowater.com](mailto:toddd@ranchowater.com)>  
**Sent:** Wednesday, August 31, 2011 7:51 AM  
**Subject:** FW: A request to read Public letter(s)  
Good morning Mrs. McGregor,

I did not hear back from you regarding my request to review Rancho California Water District's (RCWD/District) documents, so I will try to summarize a response via email as best possible.

On October 7, 2009, at the request of Director Hoagland, RCWD Board of Directors discussed temporarily restricting the provision of water availability letters and the installation of water meters—an excerpt of the meeting minutes are attached for your reference. Following discussion, staff was directed to conduct a public hearing at a subsequent meeting, which was held on November 9, 2009 (meeting minutes are attached).

Regarding your request to listen to the November 9<sup>th</sup> meeting, unfortunately RCWD does not provide meeting audio online. Additionally, with this particular meeting lasting a little under three hours, the audio file is too large to transfer via email. If interested, the audio can be transferred onto a CD and mailed to you for a fee of \$1.31 (recordable CD @\$0.87 and postage @\$0.44).

Regarding the letters submitted as public statements, please reference the attachment entitled "BM110909 Letters." Please note that included in this file are two correspondences with side notes stating that this document is a form letter, as

the same letter was received from multiple recipients. Should you be interested in reviewing each letter, the documents are available at the District office.

I hope the material provided meets the needs of your request; however, should you require additional information, please do not hesitate to contact me.

Best regards,  
Kelli Garcia  
District Secretary  
**Rancho California Water District**  
Phone (951) 296-6945  
[garciak@ranchowater.com](mailto:garciak@ranchowater.com)

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**From:** Kelli Garcia  
**Sent:** Thursday, August 25, 2011 9:01 AM  
**To:** 'Adrian McGregor'  
**Subject:** RE: FW: A request to read Public letter(s)

Good morning Mrs. McGregor,

Do you have time to call the District office to discuss your records request? Your email stated that you would like to read letters submitted as public statements; however, I have a little over 500 logged in for that particular meeting, with the majority of them being the same letter from different individuals.

My direct line is (951) 296-6945—or if this in an inconvenience for you, I can try to explain via email.

Thank you,  
Kelli Garcia  
District Secretary  
**Rancho California Water District**  
Phone (951) 296-6945  
[garciak@ranchowater.com](mailto:garciak@ranchowater.com)

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Wednesday, August 24, 2011 9:40 AM  
**To:** Kelli Garcia  
**Subject:** Re: FW: A request to read Public letter(s)

You are most gracious.

Thank you.--- On **Wed, 8/24/11**, **Kelli Garcia** <[garciak@ranchowater.com](mailto:garciak@ranchowater.com)> wrote:

From: Kelli Garcia <[garciak@ranchowater.com](mailto:garciak@ranchowater.com)>Subject: FW: A request to read Public letter(s)To: "[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)" <[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)>Cc: "Denise Todd" <[toddd@ranchowater.com](mailto:toddd@ranchowater.com)>, "Meggan Valencia" <[valenciam@ranchowater.com](mailto:valenciam@ranchowater.com)>, "Rich Williamson" <[williamsonr@ranchowater.com](mailto:williamsonr@ranchowater.com)>Date: Wednesday, August 24, 2011, 8:48 AM

Good morning Mrs. McGregor,  
Rancho California Water District is in receipt of your request, I will notify you when the material is available.

Best regards,  
Kelli Garcia  
District Secretary  
**Rancho California Water District**  
Phone (951) 296-6945  
[garciak@ranchowater.com](mailto:garciak@ranchowater.com)

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**From:** Meggan Valencia

**Sent:** Tuesday, August 23, 2011 5:31 PM

**To:** Kelli Garcia; Matt Stone; Perry Louck

**Subject:** Fwd: A request to read Public letter(s)

Good Morning.

I just recently read that at the Feb 2009 (possibly Feb 11 or 12) that a meeting was held to pass a moratorium on continued growth due to over extension of imported water vs ground water ability, per a law.

The news article stated that Mary Ann Edwards, and the other City Council Members came to the meeting and submitted statements verbally and in writing. And, that the City of Temecula Attorney Peter Thorson also submitted a letter of objection to a building moratorium due to a drought.

I would like to listen to the recorded meeting hearing of the Water Board Council, and to read the letters which were submitted as public statements. And, that possibly also Supervisor Jeff Stone and/or his Staff submitted statements of opposition to the responsible leadership of the Rancho CA Water District and its elected by the public Water Board Members.

I would like to read them electronically, and to listen to it on line.

Thank you.

Respectfully,

Mrs. Adrian J. McGregor

Resident of Temecula Area for 34 years

August 23, 2011

**EXCERPT OF OCTOBER 7, 2009 MEETING MINUTES OF THE  
BOARD OF DIRECTORS OF THE  
RANCHO CALIFORNIA WATER DISTRICT**

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**ITEM 7. CONSIDER ADOPTION OF RESOLUTION TEMPORARILY  
RESTRICTING THE PROVISION OF WATER AVAILABILITY LETTERS  
AND THE INSTALLATION OF WATER METERS**

- A. Resolution Temporarily Restricting the Provision of Water Availability Letters and the Installation of Water Meters

Director Hoagland opened this item by first clarifying that Rancho California Water District (RCWD/District) staff had no input on the material put forth in the Board of Directors meeting package and further indicated that he is solely presenting this item to the Board of Directors for their consideration.

Next, referencing the resolution presented for the Board's consideration, Director Hoagland announced he had received conflicting information following the distribution of the meeting material, and based on California Water Code Section 350 "declaration of a water emergency," a public hearing would have to be scheduled prior to the consideration of said resolution. With this having been established, Director Hoagland indicated that he would still like to review this item, as this is an opportunity to acquire the Board's opinion.

Continuing with his presentation, Director Hoagland expressed that RCWD depends upon supplemental imported water from the Metropolitan Water District of Southern California (MWD) to meet 65 percent of its current water demands and 100 percent of new water demand—that means that every new meter that the District installs requires that we import more water to supply that new demand. He further stressed that, as most are aware, we are currently in a regional water shortage and that most agencies are asking existing customers to cut-back on their water use. Having relayed this message to the Board before, Director Hoagland reiterated that he finds it difficult to ask the District's existing customers to reduce their water use, due to the shortage, as RCWD continues to sell and provide new services that create future/additional permanent demands on the system. Adding that he believes that the water shortage situation will be resolved, the time that it will take to get there is still undetermined. As we continue to see the inability of our state legislator dealing with the issues, he pointed out that more and more restrictions are placed on the availability of state project water, and getting that water through the Delta. Additionally, in 2010, all water agencies will be required to update their Urban Water Management Plan, which describes how they will provide water service to their customers and for growth over the next 20 to 25 years.

With this being said, Director Hoagland believes that RCWD should take a pause and not issue any more availability letters and not install any new meters until the District can adopt our new Urban Water Management Plan, because a critical element will be how MWD will provide that supplemental imported water and what the reliability of that will be.



Responding to Director Hoagland's comments, Director Herman indicated that she agrees with a lot of what was said and is troubled by many of the same issues; however, she expressed that she is more troubled that District staff has not been more aggressive with the zero impact program, perhaps by revising the District's will serve letters to cover this period or providing alternatives such as capping the number of meters. She then suggested that an array of alternatives be presented to the Board with the same objective as prescribed by Director Hoagland.

Having received two requests to speak forms for this item, President Daily first called on City of Temecula's (City) City Manager Shawn Nelson to address the Board. Mr. Nelson expressed that he is here today representing the Temecula's city council members. He further relayed that he is pleased that a decision will not be made this morning, as this is an extreme concept of basically not issuing any water meters at this point of time. He further indicated that he likes the idea of looking at other alternatives.

Continuing, Mr. Nelson stated that, what we are going through right now is probably the single most challenging economic climate that has been faced in the history of our country. Understanding the importance of protecting our water supply, he conveyed that this is a noble and important component of what RCWD should be doing; however, before the extreme measure of not issuing any water meters or permits, all other alternatives need to be addressed and looked at before this final step is taken. Mr. Nelson further suggested that once alternatives are established by the District, then the stakeholders within the community be at the table to provide their input, as this will require a collaborative approach with all the governmental entities working together.

Next, Mr. Nelson suggested that maybe a program such as a phased-in approach be looked at where we will allow for the developments that will create jobs and promote economic development be issued permits/water meters and that other projects that may have more of a drain on the system be deferred until this situation is resolved.

Concluding, Mr. Nelson announced that by taking this significant of a step demands a collaborative approach from the community. He further expressed that the City supports Director Hoagland's concerns related to the water shortage and that it does need to be addressed, the City is just asking that they be at the table with the District to try to establish solutions to this issue.

Next, President Daily invited the City of Murrieta's Community Development Director Mary Lanier to address the Board.

Introducing herself to the Board, Ms. Lanier announced that she is in attendance at today's meeting to concur with the comments made by the City of Temecula's City Manager. She continued by stating that the City of Murrieta certainly realizes the critical water situation that we are currently in.

Ms. Lanier further expressed that the City of Murrieta is interested in meeting with the District and would like to see this moved forward as a collaborative effort. She also indicated that the City of Murrieta has had example partnerships with the water efficiency ordinance that a number of cities have been adopting, with the county and water task force taking the lead. The City of Murrieta is also currently embarking on their general plan update which will include a sustainability element throughout the plan; accordingly, the request for an evaluation and water assessment for this plan will be forthcoming to help address the current water situation.

Concluding, Ms. Lanier asked that the City of Murrieta be at the table when this issue is discussed, along with the City of Temecula and the stakeholders, as they all have a lot riding on the water and the economy when improving this area.

She then thanked the Board for their time in allowing her to speak and conveyed that she looks forward to working with the District to address this critical situation.

Director Hoagland expressed that he appreciates hearing that this matter seems like a drastic step, yet having heard issues from the regional economic development for the past three years, there has been a lot of talk about the shortage of water; however, nothing has been established. As for new development, he expressed that currently, there is a substantial amount of vacant industrial buildings, as well as vacant homes within the cities of Murrieta and Temecula alone. As for future development, mentioning the plan to build a water park in Temecula, he relayed the criticism that he is receiving from his neighbors who are questioning a true water shortage if the City of Temecula is building a water park in town. While understanding that the amount of water needed for the water park has not been determined, he expressed that politically, it totally undermines our ability to ask our customers to save water while we clearly have enough for a water park. Director Hoagland then stated that he feels that the District will not have credibility with our current customers unless there is a firm position taken on this issue—we are either short of water or not. As a Board member, he announced that he is being questioned on how the District could truly have a water shortage if we continue to set new meters.

Continuing, Director Hoagland stated that clearly there are interests in wanting the development to continue in the area; however, with water agencies in the state of California offering solutions to multiple problems for a number of years, we cannot get traction in Sacramento on solving this problem alone. He then encouraged the development community to get involved with solving this problem, as they have the ability to lobby their local representatives, assemblymen, and/or senators to help resolve this issue.

**MOTION:** Complying with California Water Code Section 350, Director Hoagland moved to notice the November 12, 2009 Board of Directors meeting as a public hearing date to consider adoption of a resolution temporarily restricting the provision of water availability letters and the installation of water meters. Director Corona seconded the motion and discussion continued.

Director Drake indicated that in some respect he agrees with Director Hoagland's comments, as well, in other respect it is difficult for him to make the decision on basically placing a moratorium on the installation of new meters. He then echoed Director Hoagland's suggestion on urging the business community to jump-on-board and voice concern with the state and federal government on getting water to southern California, as it will take everyone in the state and local community to get the message out. He further expressed that if this is part of the solution, then he is in favor of pursuing this item.

Referencing the District's Urban Water Management Plan, Director Plummer recollected the Board having already approved when the issuance of meters would be stopped, as it is already set in a schedule. He then offered that a moratorium in this stage without further input is premature. Director Plummer also expressed that he agrees with Director Herman's statement that staff needs to come back with a holistic approach rather than take direct action.

Director Corona added that what this really comes down to is that the water coming from northern California and the Colorado River is being transferred from MWD, and if MWD does not put the water in a pipe, then the water is not transferred. With agricultural water already being cut-back, we now have to ask our existing customers to cut-back, and how can the District approve a no new hook-up rule when the water is not available.

President Daily announced that he also agrees with Director Hoagland; however, he believes that people do not realize that even if the state legislature approves a water solution in the near future, we are still looking at 5 to 10 years before we see more water from up north. That is why the building industry, the cities, Chamber of Commerce, etc. all need to understand that this is a crisis that is affecting the whole state.

Understanding Director Hoagland's passion for the issue, Director Libeu agreed with where he is taking this; however, he would like more than a month to review this matter again. While not issuing water assessments or putting a stop to meter installations may be the ultimate resolution to the problem, it needs to be clear that when the District does come to a decision, then our reasons are understood by all. He further agreed with Director Plummer's comment regarding the District's Urban Water Management Plan and expressed his interested in reviewing what was forecasted for the years 2010 and 2011; and questioned if the expectations met, were they exceeded, and what are we looking at for the next 20 years.

As for conducting a public hearing at the November 12, 2009 Board meeting, Director Libeu also relayed that this seems to be premature. He then suggested that the Board investigate and hear all matters before a decision is made.

**SUBSTITUTE MOTION: Director Libeu moved to conduct a public hearing at a later date—following further investigation and after hearing all matters prior to making a decision. Director Herman seconded the motion, and it failed by a 3-4 vote, with Directors Hoagland, Corona, Drake, and Daily opposed.**

With the substitute motion having failed, the Board then voted on the original motion submitted by Director Hoagland to notice the November 12, 2009 Board of Directors meeting as a public hearing date to consider adoption of a resolution temporarily restricting the provision of water availability letters and the installation of water meters. The motion passed by a 4-3 vote, with Directors Herman, Libeu and Plummer opposed.

**MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
RANCHO CALIFORNIA WATER DISTRICT**

**Monday, November 9, 2009**  
**6:00 p.m.**

**INTRODUCTION**

A special meeting of the Board of Directors of the Rancho California Water District was held on Monday, November 9, 2009, at the appointed meeting place of the Board, the Boardroom of the District's Administrative Headquarters Building, located at 42135 Winchester Road, Temecula, California.

**ROLL CALL**

President Daily called the meeting to order at 6:00 p.m. A quorum was declared, with the following directors in attendance:

Steve Corona	Ralph Daily
Ben Drake	Lisa Herman
John Hoagland	Lawrence Libeu
William Plummer	

Also present were members of the District staff and others, including but not limited to C. Michael Cowett of Best Best & Krieger; Matt Stone, General Manager; Phil Forbes, Assistant General Manager/Treasurer; Jeff Armstrong, Chief Financial Officer; Andrew Webster, Chief Engineer; Tom Wolter, Director of Field Services; Craig Elitharp, Director of Systems Operations; Perry Louck, Director of Planning; Matt Pressey, Accounting Manager; Meggan Reed, Public Information Officer; Corey Wallace, Engineering Manager; Jason Martin, IT/Customer Service Manager; Mike Calvert, Operations Project Manager; Pat O'Neil, Human Resources Manager; Bill Stephens, Senior Water Resources Planner; Laurie Williams, Engineering Services Supervisor; Dave Morrison, Safety Officer; Justin Haessly, Conservation/Water Use Efficiency Analyst; Ben Johnson, Electrical Services Supervisor; Mike McGrath, Water System Supervisor; Ana Belland, Administrative Assistant; and Kelli Garcia, District Secretary.

Present in the audience were John Rossi of Western Municipal Water District; Tony Pack of Eastern Municipal Water District; Deven Upadhyay of Metropolitan Water District of Southern California; Mayor Maryann Edwards, Jeff Comerchero, and Shawn Nelson with the City of Temecula; Mary Lanier with the City of Murrieta; Jacqueline Howells of Howells Government Relations; and a number of Rancho California Water District customers and local developers.

**PLEDGE OF ALLEGIANCE**

John Rossi, General Manager of Western Municipal Water District led the Pledge of Allegiance to the Flag.

*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the District Secretary at (951) 296-6900 at least 48 hours before the meeting, if possible.*

## **APPROVAL OF AGENDA**

President Daily entertained a motion to approve the Agenda of the Special Meeting of the Board of Directors of the Rancho California Water District of November 9, 2009.

**MOTION:** Director Libeu moved to approve the Agenda of the Special Meeting of the Board of Directors of the Rancho California Water District of November 9, 2009. Director Drake seconded the motion, and it carried unanimously.

## **PUBLIC COMMENT**

An opportunity was given for any person to address the Board upon any subject not identified on the Agenda but within the jurisdiction of the Rancho California Water District; however, any matter that requires action is to be referred to staff for a report and action at a subsequent Committee or Board meeting. As to matters on the Agenda, an opportunity is given to address the Board when the matter is considered.

There were no public comments.

### **ITEM 1. PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION TEMPORARILY RESTRICTING THE PROVISION OF WATER AVAILABILITY LETTERS AND THE INSTALLATION OF WATER METERS**

- A. Background on Water Supply Situation
- B. Proposal to Temporarily Restrict Water Availability Letters and New Meter Connections
- C. Alternative Proposal to Implement New Water Demand Offset Program
- D. Public Comment

Addressing the Board of Directors, General Manager Matt Stone announced that at their October 7, 2009 adjourned regular meeting, the Board directed staff to set a public hearing date to consider a resolution temporarily restricting the provision of water availability letters and the installation of water meters. The consideration of said resolution was taken at the request of Director Hoagland in response to the current water shortage situation. Restricting new water service until such time as adequate and reliable supplemental imported water supplies are available for the region is one method to protect the interests of the current customers of Rancho California Water District (RCWD/District).

Mr. Stone indicated that Agenda Item 1 will include four parts:

- A. Background on Water Supply Situation
- B. Proposal to Temporarily Restrict Water Availability Letters and New Meter Connections
- C. Alternative Proposal to Implement New Water Demand Offset Program
- D. Public Comment

With respect to the first portion of the presentation, Mr. Stone indicated that in addition to his report, the Board will also hear from Metropolitan Water District of Southern California's (MWD) Manager of Budget and Financial Planning Deven Upadhyay; Western Municipal Water District's (WMWD) General Manager John Rossi; and Eastern Municipal Water District's (EMWD) General Manager Tony Pack.

Providing the Board with a PowerPoint presentation, Mr. Stone reviewed RCWD's water supply and its resources, as well as imported sources from the Colorado River, the State Water Project, and regional stored water for droughts or for emergencies.

Continuing, Mr. Stone reviewed RCWD's water supply planning by highlighting the District's 2005 Urban Water Management Plan, the 2005 Integrated Water Resources Plan, and the proposed 2010 Urban Water Management Plan.

Focusing on MWD's current imported water supply allocations, Mr. Stone expressed that in dealing with the current supply conditions, MWD has imposed allocations of its imported supply. As a result, Agriculture (ag) water allocations were reduced by 30 percent in January 2008; MWD also initiated a five year phase out of its ag water program. Additionally, beginning in July 2009, urban water allocations were reduced by approximately 10 percent. Mr. Stone relayed that the impact of the current cutback percentages in MWD supplies to RCWD is partially mitigated due to the benefit of both local supplies and recycled water. RCWD responded by adopting a revised water shortage contingency plan in June 2009 which declared a Stage 3 Water Warning and imposed a number of water-use restrictions and efficiency measures. He further reported that RCWD received a base-year allocation from MWD that was adjusted upward for a loss of local supplies, past conservation credits, and a regional growth factor.

At this time, Mr. Stone invited Mr. Upadhyay to address the Board. Mr. Upadhyay announced that Mr. Stone provided a good survey on the regional supply issues which MWD faces. Elaborating, he indicated that MWD provides roughly 50 percent of the water supply that is used in urban southern California from two major water supplies: the Colorado River and the Bay Delta. Referencing the constraint of reduced imported water supplies, Mr. Upadhyay stated that court-ordered pumping restrictions have limited the ability to receive supplies from the Bay Delta, current drought conditions have strained imported watersheds, and storage levels have dropped, as water is used to make up for reduced imports.

Reporting on a series of actions taken by the MWD Board, Mr. Upadhyay stated that in 2007, the Board authorized the "It's Time to Get Serious" conservation advertising program, began significant storage withdrawals to meet demand, and initiated the development of the Water Supply Allocation Plan. In 2008, MWD's Board reduced the interim ag water program deliveries by 30 percent, approved the final Water Supply Allocation Plan, initiated the five-year supply plan process, approved the "Water Supply Condition" system which declared a Condition 2 Water Supply Alert, and initiated extraordinary conservation efforts. As for 2009, Mr. Upadhyay relayed that MWD authorized funds to continue with the water conservation marketing campaign, customer outreach, and the public sector program. MWD's Board also approved the implementation of the Water Supply Allocation Plan Level 2 to be effective from July 1, 2009 to June 30, 2010. He then took a moment to review the basic principals MWD used to develop their allocation plan.

At this time, Mr. Upadhyay briefly discussed MWD's 2009-2010 water supply allocations, steps they have taken to acquire current supplies, actions that MWD are taking to reduce future impacts, and their schedule of planning processes. He concluded with summarizing MWD's water supply strategy.

Mr. Stone thanked Mr. Upadhyay for his presentation and then invited Mr. Rossi to address the Board.

Thanking the Board for the opportunity to speak, Mr. Rossi began his presentation by announcing that WMWD covers 527 square miles of western Riverside County. WMWD also consists of eight wholesale agencies, which includes RCWD. Depicting a slide from his presentation, Mr. Rossi proceeded to review WMWD's retail shortage allocation plan, which included MWD's allocation for their wholesale agencies.

Next, Mr. Rossi discussed WMWD's water supply enhancement projects which included a wheeling agreement with the City of Riverside, the Santa Ana River Water Rights Seven Oaks Dam, and desalting and recycled water projects. As for their Water Use Efficiency Master Plan, he briefly reviewed the wholesale cost-benefit components by exemplifying three annual elements—with supplementation from MWD programs.

At this time Mr. Pack approached the Board. He indicated that EMWD also serves an area of approximately 550 square miles consisting of 670,000 customers. As a major wastewater treatment agency, EMWD treats approximately 54 million gallons of water daily. He further indicated that EMWD also provides wholesale water wheeling from MWD to RCWD, which is passed through with no significant cost.

Reviewing EMWD's water supply sources, Mr. Pack indicated that this includes state water projects, local treated water, Colorado River water, local groundwater, local desalination, recycled water, and conjunctive use water.

Illustrating a series of slides from a PowerPoint presentation, Mr. Pack reviewed EMWD's conservation and tiered rate savings from the period 2000-2009. He indicated that approximately 70 percent of EMWD's customer base remained in Tiers 1 and 2, which means that they did not show an increase in their water rates. Next, Mr. Pack reviewed EMWD's water supply assessment (WSA) project demands, as well as the



development of additional water supply projects that could be used to offset future demands that will actually create a bank of water.

Concluding his presentation, Mr. Pack referenced EMWD's approach to WSA reports and expressed that all new development, including projects that do not need WSA reports are required to pay the related costs of the new water supply project. EMWD will also remain active in MWD's Integrated Resources Plan and Regional Urban Water Management Plan. He further indicated that EMWD staff will update the WSA with the most current statistics once they become available.

Mr. Stone announced that this concluded the background on the Water Supply Situation. President Daily then opened Agenda Item 1B *Proposal to Temporarily Restrict Water Availability Letters and New Meter Connections* for discussion.

Director Hoagland thanked MWD, WMWD, and EMWD for their presentations; however, he indicated that the information provided looks toward the future with hope. In reviewing a number of issues that agencies anticipate happening—he stated that the fact of the matter is that we do not know exactly where the water is going to come from. Pertaining to conservation and water-use efficiency, the idea of conservation would be to reduce our footprint so that our supply is more reliable—he expressed that if we conserve to reduce our footprint then continue to add demands without knowing where the water is coming from, we really have not increased our reliability. He then opined, “what does this say to our existing customers,” we are asking them to cut-back so we can provide water to new demands.

Director Hoagland then expressed that he believes the District should take the opportunity to review our Urban Water Management Plan at a regional level and have a good-clear idea of where the water will be coming from before we approve new meters for development.

Proceeding to Agenda Item 1C *Alternative Proposal to Implement New Water Demand Offset Program (NWDOP)*, Mr. Stone announced that there is a second option for discussion, which is to complete and prepare a NWDOP. He relayed that when the Board adopted Stage 3 of its Water Shortage Contingency Plan, a key component of the declaration was the implementation of a NWDOP, with the general idea being to minimize the impact of new water demand on current customers, while in a cut-back timeframe. With that, the central requirements were that any new meter requests, or development would need to be water efficient on their own project by using the latest efficiency measures, and offset its net demand increase through the funding of additional conservation or recycling measures that reduce demand or increase water supply availability within the District. Should the Board decide to take action to implement the NWDOP, Mr. Stone indicated that staff would be in a position to return this to the Board for discussion at their December 2009 meeting.

Prior to opening the public hearing, President Daily acknowledged the number of letters and/or comments received by the District concerning this matter. Opening the floor for public comment, President Daily announced that he is in receipt of a number of request to speak forms. With each speaker being allowed three minutes to address the Board, the Board proceeded to hear comments from the following customers who were either in favor of or opposed to temporarily restricting the provision of water availability letters and the installation of water meters: Maryann Edwards, Jeff Comerchero, Mary Lanier, Fred Bartz, San Alhadeff, Allen Davis, Morris Myers, Trent Heiner, Damian Meins, Ryan Blanchard, Roger Ziemer, Wendell Cole, Gregg Berge, Chuck Bandy, Olivia Barnes, Gene Wunderlid, Catherine Castellano, Patrick Crain, Michael Rust, Steve Converse, Stephen Bieri, Garth Blumenthal, Paul Jacobs, Hector Correa, Kathi Head, Mark Knorringa, Jeff Tallman, and Larry Markham.

There being no other members of the public desiring to speak on the item, President Daily entertained a motion to close the public hearing.

**MOTION:** It was moved by Director Drake, seconded by Director Herman, to close the public hearing. The motion carried unanimously.

**ITEM 2. CONSIDER ADOPTION OF RESOLUTION TEMPORARILY RESTRICTING THE PROVISION OF WATER AVAILABILITY LETTERS AND THE INSTALLATION OF WATER METERS**

- A. Resolution Temporarily Restricting the Provision of Water Availability Letters and the Installation of Water Meters

The public hearing having been held and closed, President Daily entertained a motion to approve the appropriate resolution temporarily restricting the provision of water availability letters and the installation of water meters.

**MOTION:** Director Hoagland moved to adopt the appropriate resolution temporarily restricting the provision of water availability letters and the installation of water meters. Director Corona seconded the motion, and discussion continued.

Director Herman announced that she will not be supporting the motion. Acknowledging the seriousness of the matter, she is not in favor of approving the resolution as presented for the reason that it does not address a real fairness or an equitable approach to the issue. Addressing the audience, she expressed that whatever the outcome is tonight, should the water situation not be satisfactory in the near future, the Board will then pursue a moratorium.

Agreeing with Director Herman, Director Drake also announced that he will not be supporting the motion to put forth a moratorium on meters. He then indicated that he feels that there are other alternatives that lend themselves at this time. The NWDOP could have a large impact on ag and we are in desperate need of trying to get a stable amount of water to the ag users, in both the vineyards and avocado areas. Additionally, with the possibility of transferring recycled water to those areas, this will free up water for domestic use.

Director Plummer also announced that he will not be supporting the motion for a number of reasons. He then expressed that taking this direction is premature for the District at this juncture. He further announced that he would like to see the District work more with both the Cities of Murrieta and Temecula to recommend targeted use ordinances and promote the use of recycled water.

At this time, Director Corona posed a question on the amount of additional water either WMWD or EMWD would be able to provide to RCWD in the next six months. Responding, Mr. Rossi stated that currently WMWD is approximately 15 to 18 percent overall under their allocation. He stated that the reports presented make this situation sound easier than it really is, as there are several factors that need to be calculated. As pointed out by Director Hoagland, Mr. Rossi agrees with the challenge of having to deal with absolutes, as there are no guarantees in line. Also responding to Director Corona's comment, Mr. Pack noted that one of the slides from his presentation illustrated that EMWD provided RCWD with 24,000 acre-feet of water in the past couple of years, which only 19,000 acre-feet has been used this year. He also concurred with Mr. Rossi on not being able to determine a specific number for additional water, as there is an accounting dilemma which EMWD is working on with MWD, with respect to how to certify RCWD's ag usage. Interjecting, Mr. Upadhyay indicated that from MWD's perspective, their plan is to hold the allocation for the full year as intended, and not change it. He then pointed out that in April 2010, MWD will be considering the allocation, or if there will even be one come the next fiscal year.

Discussion then commenced with the Board first thanking the public for attending the meeting. There was also mention on the importance of conserving water, not only during this critical time, but always. Director Libeu then applauded Director Hoagland's courage for bringing this matter forward—the room is filled tonight because there is a heightened awareness of a problem. Water is a sensitive issue with this Board, just as development, public safety, and recreation are important to the cities; however, both agencies need to work together towards developing options and finding solutions. Director Libeu concluded by stating that he too will not be supporting the motion.

Hearing no other comments, President Daily called for the question on the motion on the floor.

The motion failed by the following vote:

<b>Aye:</b>	<b>Directors Corona and Hoagland</b>
<b>No:</b>	<b>Directors Daily, Drake, Herman, Libeu, and Plummer</b>
<b>Absent:</b>	<b>None</b>
<b>Abstain:</b>	<b>None</b>

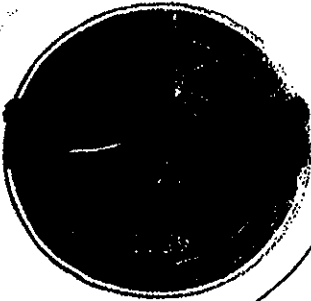
**MOTION:** Director Herman moved to direct staff to complete the preparation of the New Water Demand Offset Program and return to the Board for consideration. Director Drake seconded the motion, and it carried unanimously.

**ITEM 3. ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 8:58 p.m.

/s/Kelli E. Garcia

Kelli E. Garcia, Secretary of the  
Board of Directors of the  
Rancho California Water District



# City of Temecula

43200 Business Park Drive • Temecula, CA 92590 • Mailing Address: P.O. Box 9033 • Temecula, CA 92589-9033  
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Mayor

Jeff Comerchero  
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Michael S. Naggar  
Council Member

Ronald H. Roberts  
Council Member

Chuck Washington  
Council Member

951-506-5100  
FAX 951-694-6499

October 29, 2009

Chairman Ralph H. Daily  
Rancho California Water District  
42135 Winchester Road  
Temecula, CA 92590

Dear Chairman Daily:

On behalf of the Cities of Murrieta and Temecula as well the Riverside County 3<sup>rd</sup> District, we want to collectively share how concerned we are about the manner in which Rancho California Water District is considering a resolution to restrict the issuance of new water meters to any prospective user within the District. We also have many significant concerns with the proposal itself, and we will be prepared to provide a detailed list of reasons why this proposal is ill conceived, poorly planned and does nothing to address the State-wide challenges facing our water supply.

However, of greater concern, is the manner in which this proposal found its way on the October 7, 2009 agenda without any public input from the community stakeholders who will be severely impacted by this proposal. A request was made at the October 7<sup>th</sup> meeting by the Cities of Murrieta and Temecula to delay any public hearing regarding this matter until a full public workshop could be held to allow the community stakeholders the opportunity to be educated regarding what the issues are as well as other potential conservation options available to the community. This request was not approved by the Board.

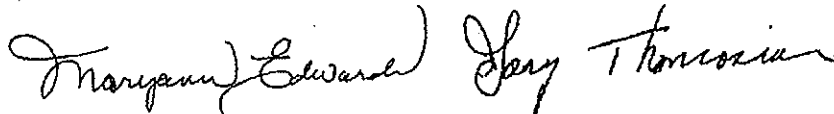
In response to the Board's action, the Cities of Murrieta, Temecula and the County 3<sup>rd</sup> District then requested to have a meeting with RCWD staff to be given an opportunity to discuss the District's Urban Water Management Plan as well as all the potential conservation alternatives that might be available before implementing a moratorium on allowing new water meters. The Mayors from both cities as well as the 3<sup>rd</sup> District Supervisor were planning to attend this informational meeting on October 26<sup>th</sup>. We were informed the day of this meeting by RCWD staff that the meeting was cancelled through direction from members of the RCWD Board.

Chairman Ralph H. Daily  
October 29, 2009  
Page 2

In our view, it is completely unacceptable for RCWD not to meet with the two cities and the 3<sup>rd</sup> District in an attempt to gain a better understanding of what the salient issues are and other conservation alternatives that could be considered. The magnitude of this proposal demands a transparent, open approach that allows and welcomes full public disclosure; input and discussion as we work together to achieve the best possible solution to benefit our community. This lack of consideration for the jurisdictions Rancho Water serves, and the total disregard for an appropriately open public process, does little to foster an environment for good decision making.

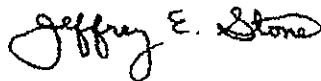
In conclusion, we respectfully request a meeting with RCWD staff prior to the November 9, 2009 Public Hearing regarding the resolution to restrict the issuance of new water meters so we can be well prepared to represent our citizens at the upcoming public hearing. Thank you for your consideration.

Sincerely,



Mayor Maryann Edwards  
City of Temecula

Mayor Gary Thomasian  
City of Murrieta



3<sup>rd</sup> District Supervisor Jeff Stone  
County of Riverside

cc: Temecula City Council  
Murrieta City Council  
Matt Stone, General Manager, RCWD ✓



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ATTORNEYS AT LAW -- A PROFESSIONAL CORPORATION

355 South Grand Avenue, 40th Floor, Los Angeles, California 90071-3101
Telephone 213.626.8484 Facsimile 213.626.0078

November 9, 2009

RICHARD RICHARDS
(1916-1988)

GLEN N. R. WATSON
(RETIREE)

HARRY L. GERSHON
(1922-2007)

Rancho California Water District
42135 Winchester Road
Temecula, California 92589

- STEVEN L. DORSEY
WILLIAM L. STRAUSS
MITCHELL E. ABBOTT
GREGORY W. STEPANICH
ROCHELLE BROWNE
QUINN M. BARROW
CAROL W. LYCH
GREGORY M. KUERT
THOMAS M. JIMBO
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B. TILDEN KIM
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PAULA GUTIERREZ SAEZA
BRUCE W. GALLOWAY
DIANA K. CHUANG
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LOLEY A. ENRIQUEZ
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BILLY D. OUNSMORE
AMY GREYSON
DEBORAH R. HAKMAN
D. CRAIG FOX
SUSAN E. RUSHAK
G. INOER KHIALSA
GINETTA L. GIOVINCO
TRISHA ORTIZ
CANDICE K. LEE
DAVID G. ALDERSON
MELISSA C. CROSTHWAITE
MARICELA E. MARROQUIN
GENA M. STINNETT
JENNIFER PETRUSIS
STEVEN L. FLOWER
CHRISTOPHER J. DIAZ
OEBBIE V. CHO
GEOFFREY WARD
ERIN L. POWERS
TOUSSAINT S. BAILEY
WHITNEY S. McDONALD
SERITA R. YOUNG
VERONICA S. GUNDERSON
SHIRI KLIMA
DIANA HOPE VARAT
KATRINA C. GONZALES

Re: November 9, 2009 Public Hearing to Consider Restricting the Provisions of
Water Availability Letters and the Installation of Water Meters

Honorable President and Members of the Board of Directors:

As City Attorney for the City of Temecula, I am writing to express our grave
concerns about the legality of the District's proposed action to restrict the provision of
water availability letters and the installation of water meters ("Water Service
Moratorium") that will be considered by the District Board on November 9, 2009.

The City has and will continue to assist the District in its water conservation efforts
and its efforts to improve the State water distribution system for the benefit of all
people in the City and the District's service area.

While there are obvious challenges facing water purveyors in California, the proposed
Water Service Moratorium is premature and will unnecessarily cause severe and
irreparable economic impacts upon the City and the District's service area in already
difficult economic conditions.

The proposed Water Service Moratorium violates the law in several respects:

1. There is no evidence before the District Board to support the
finding required by Water Code § 350 that the ordinary demands and
requirements of water consumers cannot be satisfied without depleting the
water supply of the District to the extent that there will be insufficient water
for human consumption, sanitation and fire protection.

2. The proposed Water Service Moratorium would violate Water
Code Section 10632 as the District has failed to comply with its Water
Shortage Contingency Plan approved by the District on July 10, 2008, and
updated in June 2009. The District has not reached the water shortage
thresholds required by the Water Shortage Contingency Plan for a Water
Service Moratorium.

OF COUNSEL
MARK L. LAMKEN
SAYRE WEAVER
JIM R. KARPIAK

SAN FRANCISCO OFFICE
TELEPHONE 415.421.8484

ORANGE COUNTY OFFICE
TELEPHONE 714.990.0901


Rancho California Water District  
November 9, 2009  
Page 2

3. By failing to comply with its Water Shortage Contingency Plan, the District has forfeited the exemption from the California Environmental Quality Act, Public Resources Code Sections 21100 et seq. ("CEQA") provided in Water Code Section 10632 and must, therefore, undertake an analysis of the environmental impacts resulting from the proposed Water Service Moratorium including the physical blight that will result from continued economic stagnation arising from the District's moratorium on development.

4. The District's proposed Water Service Moratorium violates the public hearing requirement of Water Code Section 351. The District has failed to provide adequate and timely information concerning the findings required by Water Code §§ 350, 353 and 354. Therefore, the public has been denied the opportunity to effectively understand and comment on the Water Service Moratorium and the impact it is likely to have on their respective needs.

Therefore, the City of Temecula respectfully requests that the District Board reject the proposed Water Service Moratorium. The District Board should direct its Staff to work with the City of Temecula, the City of Murrieta and the Riverside County Third District Supervisor to prepare for a Stage 5 water shortage so that in the event of such a declaration, the District, Temecula, Murrieta and the Third District will all be in the best position to approve regulations and priorities for dealing with such an event.

Very truly yours,



Peter M. Thorson

cc: Mayor and Members of the City Council  
Shawn Nelson  
Aaron Adams  
Bob Johnson  
Grant Yates  
Greg Butler  
Dan York  
Patrick Richardson



# County of Riverside



## SUPERVISOR JEFF STONE THIRD DISTRICT

November 9, 2009

Chairman Ralph H. Daily  
Rancho California Water District  
42135 Winchester Road  
Temecula, CA. 92590

Dear Chairman Daily,

I regret that I cannot personally attend this evening to express some serious concerns with the District's recent actions. I further regret that you have disregarded a requested by the Cities of Murrieta and Temecula to delay any public hearing regarding this matter until a full public workshop could be held to inform and education all community stakeholders.

First, let me say that I have always felt that the Southwest County region of elected officials, of which I have been a part for the past 17 years, has always been respectful and cooperative with one another, wherein the elected's have always been able to meet and confer on regionally significant issues. I must say that my city colleagues and I were very disappointed with the proposed meeting that was abruptly cancelled at the last minute last week to discuss the many concerns we have regarding this ill-advised policy you are considering this evening. My door is always open for elected officials to discuss matters of mutual significance and I regret that Rancho California Water District officials don't share the same collegiality and cooperation. I hope your stance will change in the future as we face together the many future challenges of water storage, conservation, conveyance, and availability to our existing farmers and residents.

As you know, the state has passed a sweeping water bill to try and fix California's aging water infrastructure. Water districts throughout the state have imposed water conservation measures and the great citizens of this state and county have demonstrably and consciously worked successfully to reduce water consumption and eliminate wasteful water use. We are now faced with the worst economic times since the great depression and the future recovery of the building industry will help fuel our recovery efforts. Your enactment of a new policy stopping the issuance of water meters will only prolong any recovery efforts that all levels of government are promoting to expedite such a recovery. You will in fact

RIVERSIDE OFFICE  
4080 LEMON STREET, 5TH FLOOR  
RIVERSIDE, CA 92501  
(951) 955-1030  
FAX: (951) 955-2194

DISTRICT OFFICE: MENIFEE  
29995 EVANS ROAD, SUITE 103  
SUN CITY, CA 92586  
TOLL FREE 1-866-383-2203  
(951) 301-5414 • FAX: (951) 301-8571

VERNE LAURITZEN, CHIEF OF STAFF  
E-MAIL: [district3@rcbos.org](mailto:district3@rcbos.org)

HEMET OFFICE  
1025 N. STATE STREET  
HEMET, CA 92543  
(951) 791-3490  
FAX: (951) 791-3465

Chairman Ralph H. Daily  
November 9, 2009  
Page two

be creating a de facto moratorium on growth including a new hospital being proposed in Temecula, a new civic center site in downtown Temecula, a new college campus in Murrieta, and a new fire station in the Glen Oaks area, thus jeopardizing public safety and the enhanced delivery of public services to our residents. You may be correct that this type of draconian measure may be necessary at some point in the future for reasons of a continued drought, the Delta Smelt issue is not resolved, and the declining water volume derived from the Colorado River as a result of a 8-year drought in that watershed continues. But we are not at that crucial stage yet. We should continue our water conservation efforts and monitor this years rainfall amounts and continue working with the state as it works to fix the Delta infrastructure and restores conveyance of water from northern California. Rancho California Water District cannot solve all these issues by themselves and should partner with Eastern and Western Municipal Water Districts in providing incentives for residents to become more water conscious and continuing to educate our citizen's how to better conserve water during this trying time.

For these reasons, I am opposed to your agenda resolution to restrict the issuance of water meters and hope that we can reschedule a meeting of all concerned elected officials to meet and confer on this very important issue affecting us all. Thank you for the opportunity to share my thoughts with your honorable board.

Sincerely,

A handwritten signature in black ink that reads "Jeff Stone". The signature is written in a cursive, flowing style. The first name "Jeff" is written in a larger, more prominent script, and "Stone" follows in a similar but slightly smaller script.

JEFF STONE  
Supervisor

cc: Ron Goldman, Planning Director  
Pam Walls, County Counsel

Mr. Ralph H. Daily  
President, Board of Directors  
Rancho California Water District  
42135 Winchester Road  
Temecula, CA 92590



Riverside  
County Chapter

Building Industry Association  
of Southern California

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3891 11th Street  
Riverside, California 92501  
(951) 781-7310  
Fax (951) 781-0509

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October 20, 2009

Dear President Daily:

On behalf of the Building Industry Association of Southern California, Riverside Chapter (BIA) and its 400 member businesses, I am writing to express our serious concerns regarding Rancho California Water District Board Member John Hoagland's proposal to impose a moratorium on new water service. We believe the proposal is unnecessary and in fact, harmful to the local economy, which is currently facing the most difficult conditions since the Great Depression.

Existing law provides appropriate remedies within the entitlement process to protect the water supply. Issuing a moratorium and stopping projects currently under construction that met these requirements flies in the face of the region's planning process and does not help existing residents, nor does it absolve them of the need to conserve. It does however add additional pressure on a fragile and suffering economy, preventing any potential for recovery.

The current economic crisis has already served to dramatically limit new housing construction. Riverside County has seen unprecedented job losses and 15.1 percent unemployment. Residential and commercial construction has come to a virtual standstill. This measure, as proposed, would exacerbate the current economic crisis by forcing the few projects moving forward to shut down thereby creating additional financial losses for local businesses and job losses.

This proposal also ignores years of collaboration between the water community, local government and homebuilders to protect our water supply. As you know, new housing is the most energy efficient and environmentally friendly. In fact, the new home building community was an early proponent of conservation efforts in our region. The BIA worked to craft and supported County Ordinance 859 which established water-efficient landscaping requirements and BIA members piloted the Metropolitan Water District's *Be Water Wise* program. Both efforts have been extremely successful and continue to increase water conservation in our region. This "real world" experience, should guide ongoing efforts to identify and implement water conservation programs.

The Building Industry Association of Riverside County respectfully encourages the Board to work collaboratively with stakeholders to find the best ways to reach its conservation goals. None of the affected stakeholders within the industry or local

Mr. Ralph H. Daily  
October 20, 2009  
page 2

governments had any notice of this proposal, none the less, we would be willing to work with the District to a mutually beneficial end.

To summarize, we support water conservation and will continue to do so. However this moratorium would do less to benefit the community and far more to damage it. The October 11, 2009 Riverside Press Enterprise characterized the proposed moratorium as a "political statement," and suggested that the "...task calls for a thoughtful balancing of competing needs, not a decree that should only be a last resort." Let's work together to find a solution that protects our water supply, local economy and future prosperity.

Sincerely,

Building Industry Association of Southern California  
Riverside County Chapter



Mark Knorrington  
Executive Officer

CC:

Lisa D. Herman, Board Member  
Stephen J. Corona, Board Member  
Bennett R. Drake, Board Member  
John E. Hoagland, Board Member  
Lawrence M. Libeu, Board Member  
William E. Plummer, Board Member

**SOUTHWEST CALIFORNIA LEGISLATIVE COUNCIL**

The Regional Business Advocacy Coalition of the  
Temecula Valley Chamber of Commerce, Murrieta Chamber of Commerce,  
Lake Elsinore Valley Chamber of Commerce and Wildomar Chamber of Commerce

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BOARD ADMINISTRATION DEPARTMENT

**OCT 28 2009**

October 27, 2009

Ralph H. Daily  
President  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

John E. Hoagland  
Vice President  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

RANCHO CALIFORNIA WATER DISTRICT  
Via Email

**ATTENTION:** Board of Directors Public Comments  
Via Email [garcia@ranchowater.com](mailto:garcia@ranchowater.com) & Fax: 951-296-6860

**SUBJECT:** **OPPOSE:** Rancho California Water District Proposal To Temporarily Stop Issuing Water Supply Letters

Board  
M. Stone  
K Garcia  
(Brd. Handout)  
CF

Dear President Daily and Vice President Hoagland:

On behalf of the Southwest California Legislative Council (SWCLC), I strongly urge you to reconsider your proposal calling for a temporarily stop of issuing water supply letters or also known as a building moratorium throughout Southwest County and Rancho California Water District's service area.

The SWCLC is the business advocacy coalition of the Temecula Valley, Murrieta, Lake Elsinore Valley and Wildomar Chambers of Commerce. We are responding to an article written in the *North County Times* by Vice President Hoagland entitled "What part of 'water crisis' escapes understanding?" In the article, Vice President Hoagland calls for a proposal that would enact a building moratorium. We feel this is unnecessary and will actually continue to do more harm than good by discouraging new businesses to locate in our region.

We understand the need for water rationing and conservation. The SWCLC has taken steps in supporting various pieces of legislation calling for such conservation and most recently has urged the Governor and State Legislature to enact timely solutions to California's ongoing water crisis. A building moratorium does nothing to fix the water crisis. It only highlights the problem and adds injury to insult to an already tough economic climate in our region.

We ask that Vice President Hoagland reconsider his proposal and work with the business community to come to an understanding of the ongoing water crisis in our region. We urge the Rancho California Water District to voice their concerns with local state legislators and leaders in Sacramento in order to fix the overall arching problem in the Delta and the current water delivery system. As you already know, the Governor has called a special session of the legislature on water. Our hope is that we can all work together to solve the problems that impact our communities and move forward with prudent solutions.

Please do not hesitate to contact us so we may work together to find a reasonable solution for our region.

Sincerely,



Roger Ziemer  
Chair

CC:

Rancho California Water District Board of Directors	951-296-6860
State Senator Dennis Hollingsworth	916-447-9008
State Senator John J. Benoit	916-327-2187
Assembly Member Kevin Jeffries	916-319-2166
Assembly Member Paul Cook	916-319-2165
Assembly Member Brian Nestande	916-319-2164
California Chamber of Commerce	916-325-1272



October 30, 2009

**Ralph H. Daily**, President  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

**Matthew Stone**, General Manager  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

**Southwest  
Riverside  
County  
ASSOCIATION  
OF  
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41831 McALBY CT.  
SUITE C  
MURRIETA, CA 92562  
(951) 894-2571  
(951) 894-2572 FAX

**ATTENTION:** **Board of Directors Public Comments**  
Via Email [garciak@ranchowater.com](mailto:garciak@ranchowater.com)

**SUBJECT:** **OPPOSE Rancho California Water District Proposal To  
Temporarily Stop Issuing Water Supply Letters**

Dear President Daily and General Manager Stone:

On behalf of the Southwest Riverside County Association of Realtors, representing more than 3,500 Realtor® members throughout Southwest California, we *strongly urge you to reconsider your proposal to temporarily stop issuing water supply letters and installing meters* throughout Southwest County and Rancho California Water District's service area.

If implemented, this proposal constitutes a de facto building moratorium. As such, we consider the proposal to be an extremely poor idea at a precarious time when all efforts should be focused on strengthening our community, attracting jobs and re-building a solid economic base.

Considering that demand for new resources is at a virtual standstill due to the housing and commercial market meltdown, the call for a moratorium at this time accomplishes no positive purpose. It's only apparent purpose is to heap insult onto an already injured party, namely the citizens, municipalities and ratepayers of RCWD.

We understand the need for water conservation. Our state association has implemented a very aggressive 'Green' component to encourage conservation in existing housing stock as well as new residential and commercial development. SRCAR has also taken advocacy positions in support of legislation calling for conservation and most recently has joined other local groups urging the Governor and State Legislature to enact timely and comprehensive solutions to California's ongoing water crisis.

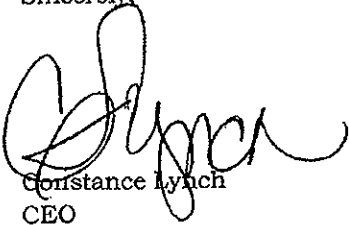
This pro-active approach to a solution is much preferable to the heavy-handed and ineffective method advocated by RCWD's punitive proposal. A building moratorium does nothing to fix the water crisis but sends a distinctly negative message to the outside world about our community. The net effect would only send much-needed jobs and revenue to nearby communities.

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to its strict Code of Ethics.

We respectfully ask that you reconsider this proposal and work with the business community to develop more effective and workable solutions. We urge the Rancho California Water District to voice your concerns to local legislators and leaders in Sacramento in order to fix the overarching problem of a consistent water supply for Southern California. Holding your local ratepayers hostage does not send that message.

Please do not hesitate to contact us so we may work together to find a reasonable solution for our community.


Sincerely,



Constance Lynch  
CEO



Wes Ives  
Chair



Gene Wunderlich  
Dir., Gov't Affairs

CC:

Rancho California Water District Board of Directors	951-296-6860
State Senator Dennis Hollingsworth	916-447-9008
State Senator John J. Benoit	916-327-2187
Assembly Member Kevin Jeffries	916-319-2166
Assembly Member Paul Cook	916-319-2165
Assembly Member Brian Nestande	916-319-2164
California Chamber of Commerce	916-325-1272
City of Temecula	
City of Murrieta	
Southwest California Legislative Council	
3rd District Supervisor Jeff Stone	



# Riverside County Farm Bureau, Inc.

21160 Box Springs Road, Suite 102, Moreno Valley, California 92557-8706  
Telephone 951.684.6732 FAX 951.782.0621 E-mail [President@RiversideCFB.com](mailto:President@RiversideCFB.com)  
[www.RiversideCFB.com](http://www.RiversideCFB.com) Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

RCWD  
Distribution Stamp  
With  
Attach

### Board of Directors

#### President

Grant Chaffin

#### Vice Presidents

Andy Domenigoni  
Richard Schmid  
Darl Young, Jr.

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Alex Sanchez  
Tony Schmidt  
Greg Young  
David Zeiders

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Tony Schmidt

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Executive Director  
Corporate Secretary  
Steven A. Pastor

#### Office Manager

Stephanie R Bell

Serving  
Riverside  
County  
Agriculture  
Since  
1917

October 19, 2009

Mr. Matt Stone  
General Manager, Rancho California Water District  
P.O. Box 9017  
Temecula, CA 92589-9017

OCT 21 2009

Matt Stone  
Board  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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Dear Mr. Stone,

The Riverside County Farm Bureau's (RCFB) Board of Directors have voted to support Mr. Hoagland's proposal for the Rancho California Water District to temporarily stop issuing water supply letters and to stop installing new water meters.

Agriculture, not only in Riverside County but also throughout the state, has been devastated by the thirty percent cut back from Metropolitan Water District's water deliveries. Anytime water is needed for any reason, including urban and environmental needs, agriculture is the first place water agencies look to obtain the water necessary for developments and environmental needs. Its time to stop this cycle of taking water from farmers and ranchers and make the hard decisions necessary to conserve our most precious commodity - water.

Mr. Hoagland is correct. Any additional demand for water for development uses will negate conservation saving. He is also correct by saying, "...Rancho California Water District's commitment is to its existing customers." This, above all, includes agriculture.

Sincerely yours,

Grant Chaffin  
President

Cc: RCFB Board  
Rancho California Water District Board  
Governor Schwarzenegger  
Riverside County Assemblymen and Senators



HECHT  
SOLBERG  
ROBINSON  
GOLDBERG  
BAGLEY  
LLP

November 9, 2009

**BY FACSIMILE (951) 296-6860**

President Ralph H. Daily and Honorable  
Members of the Board of Directors  
Rancho California Water District  
42135 Winchester Road  
Temecula, CA 92590

**Re: Special Meeting of November 9, 2009**  
**Water Moratorium**

Greetings:

This firm represents Winchester Hills LLC ("WHL"), which owns property within your District. On behalf of WHL, we join the chorus of protests against the proposed connection moratorium. We also join the economic, fairness, and legal issues those other protestors are raising. This letter is intended to ensure that two specific legal objections are made.

First, the proposed moratorium is a "project" that must undergo review under the California Environmental Quality Act ("CEQA") before being approved. The proposal is the discretionary adoption of a governmental regulation that may cause environmental impacts. The proposed moratorium will displace development from the District to elsewhere, which the state Supreme Court has held is a CEQA impact. *Muzzy Ranch Co. v. Solano County Airport Land Use Commission*, 41 Cal.4th 372, 382-383 (2007). The District cannot claim the "commonsense" exemption from CEQA that *Muzzy Ranch* (41 Cal.4th at 389) approved because what you are proposing is the opposite of what *Muzzy Ranch* allowed – i.e., your action is *contrary* to the plans of the affected cities. Indeed, the proposal will have a variety of land use impacts by causing inconsistencies with local plans and by leaving roads and other facilities needed but unfunded because you will terminate the funding source (i.e., development). Unfortunately, the District has not even begun to study the potential for an impact through an initial study. The District simply does not know, so it may not proceed.

Second, the language of the proposed resolution is illegally vague and inconsistent with guiding law. The proposed moratorium would end only when a plan "unconditionally demonstrates secure and reliable supplemental water supplies to accommodate future water demands." However, nothing is unconditional; "secure and reliable" have no agreed-upon

President Ralph H. Daily and Honorable  
Members of the Board of Directors  
November 9, 2009  
Page 2

meaning in this context; and the level of the acceptable "future water demands" has not been defined. A law is void for vagueness when "persons of common intelligence must guess as to its meaning and differ as to its applications," *Schweitzer v. Westminster Investments, Inc.*, 157 Cal.App.4th 1195, 1206 (2007), and there is "no reasonable standard for compliance," *McMurtry v. State Board of Medical Examiners*, 180 Cal.App.2d 760, 770 (1960). In addition, whatever these key terms mean, they are apparently intended to differ radically from the standard ("insufficient," GOVERNMENT CODE §66473.7, WATER CODE §10911) that applies to the District when it reviews private development projects. The proposed resolution does not even say what will happen when that standard is met, if indeed anyone can figure out if it has been met.

The intent seems to be a semi-permanent termination of development in the area, but land use is more properly the concern of the County of Riverside and the Cities of Murrieta and Temecula. WHL urges you to reject the proposed moratorium.

Very truly yours,



Richard A. Schulman  
HECHT SOLBERG ROBINSON GOLDBERG & BAGLEY LLP

RAS:cas

cc: Steve Bieri

# RETAIL DEVELOPMENT ADVISORS CORP.

November 6, 2009

Mr. Ralph H. Daily  
President  
Rancho California Water District  
42135 Winchester Road  
Temecula, CA. 92590

RECEIVED  
BOARD ADMINISTRATION DEPARTMENT

NOV 6 9 2009

RANCHO CALIFORNIA WATER DISTRICT  
Via overnight  
mail

SUBJECT: Rancho California Water District Proposal To Temporarily Stop Issuing Water Supply Letters

Board  
M. Stone  
D. Todd  
K. Galloway  
CF

Dear Mr. Daily:

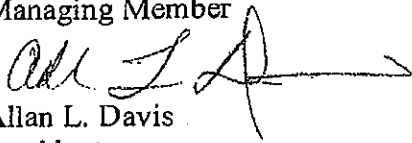
A recent article in the North County Times by Rancho California Water District Vice President John E. Hoagland entitled "What part of 'water crisis' escapes understanding?" called for a proposal that would enact a building moratorium on commercial and residential property throughout the Rancho California Water District's service area.

I developed the Home Depot Center on South 79. I strongly urge you to reconsider your proposal calling for a temporarily stop of issuing water supply letters throughout Southwest County and Rancho California Water District's service area as recently reported. To jump from the adopted Stage 3 to this is draconian. Please show me the Public Notices and compliance with the Brown Act on these matters. Please send me any Staff Reports with adequate time for my legal counsel to review prior to any hearings on this matter. I view your actions as a money grab as usual and I guess I shouldn't be surprised. My guess is you will propose an in lieu fee or other greenmail approach which is why your people are threatening moratorium at this time.

Threats of moratorium by your District are counter productive to the continued economic development of the region.

Regards,

Retail Development Advisors Corp.,  
a California corporation  
Its: Managing Member

  
Allan L. Davis  
President

✓ CC: Jack Hoagland  
Vice President  
Rancho California Water District  
42135 Winchester Road  
Temecula, CA. 92590

## Kelli Garcia

---

**From:** Ward Maxwell  
**Sent:** Saturday, November 07, 2009 11:02 AM  
**To:** Kelli Garcia  
**Subject:** Board of Directors Public Comment

Dear RCWD Board Members,

I appreciate the work you do for our community, but I would like to express my deep concern for the proposal that the RCWD may will no longer issue water meters for new construction. I believe there has not been enough done by the RCWD District in terms of conservation. I still see residents watering their lawns too much, watering during the middle of the day, washing down driveways, etc.

I think the District needs to be careful of the resulting litigation from radical decisions such as this. Instead of the District wasting valuable resources fighting legal battles with Developers, Utility Companies and private land owners, put our resources at work with aggressive and creative conservation measures.

People are suffering out here and now you want to put the nail in the coffin on any hopes of recovery by stopping development altogether within the District Boundries.

Sincerely,

Barely Surviving Small Business Owner, Murrieta, CA

RECEIVED

NOV 04 2009

RCWD

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M.H.S.   
Phil E.   
Jeff A.   
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M.H.R.

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DISTRICT SECRETARY  
RANCHO CALIFORNIA WATER DISTRICT  
42135 Winchester Road  
P.O. Box 9017  
Temecula, CA 92589-9017

Attention: Public Hearing on Proposed Water Rate Increases November 12, 2009

We Nicholas & Shirley Campanini, account number: \_\_\_\_\_ service address:  
do hereby **PROTEST** the proposed rate adjustments.

We will protest the adjustments until the District Board supports Mr. John Hoagland's proposal to stop installing new water meters and guaranteeing water for new developments, such as Splash Canyon in Temecula and increasing the number of wineries in Wine Country. The Board of Directors must adopt the principle that until there is a positive guarantee that there is adequate supply of water it would be imprudent to ask current customers to conserve more water while accepting new demands for service. The District Board must adopt this moratorium until the impact of the restrictions from the Sacramento Delta, our source of water from the Northern Sierra snow belt, is resolved.

Sincerely,

  
Nicholas Campanini

  
Shirley Campanini

BOARD ADMINISTRATOR

NOV 02 2009

RANCHO CALIFORNIA WATER DISTRICT

Via Fax

TO: ALL BOARD OF DIRECTORS  
RANCHO CALIFORNIA WATER DISTRICT

FROM: PIUS REIGER

RE: WATER METER MORATORIUM

Monday, November 02, 2009

DEAR SIRs,

Board  
M. Stone  
P. Wood  
A. Webster  
L. Williams

CF.

I AM THE MANAGING PARTNER OF HORSE 50 LLC, THE OWNERS OF 50 ACRES OF RAW LAND ON PAUBA ROAD AT LOS CABALLOS. I AM WRITING THIS LETTER TO PROTEST THE BOARDS CONSIDERATION OF A WATER METER MORATORIUM THAT WOULD PROHIBIT US FROM ACQUIRING THE METERS NECESSARY TO BUILD FOUR SINGLE FAMILY DWELLINGS ON OUR 50 ACRES.

MY PARTNERS AND I HAVE SPENT THE LAST SIX YEARS PROCESSING A PARCEL MAP ON OUR 50 ACRES. WE HAVE RIVERSIDE COUNTY APPROVAL TO SUBDIVIDE THE PARCEL INTO FOUR LOTS - 3 TEN ACRE PARCELS AND 1 TWENTY ACRE PARCEL. OUR FINAL MAP IS SCHEDULED TO RECORD IN DECEMBER. WE ALSO HAVE APPROVED WATER PLANS FROM THE RANCHO CALIFORNIA WATER DISTRICT.

WE STRONGLY OBJECT TO ANY TYPE OF MORATORIUM THAT DOES NOT GIVE CONSIDERATION TO SITUATIONS SUCH AS OURS. TO DENY WATER METERS TO SOMEONE WHO HAS SPENT SIX YEARS AND HUNDREDS OF THOUSANDS OF DOLLARS ON LAND PURCHASE, MAP PROCESSING, ENGINEERING AND COUNTY FEES IS COMPLETELY UNFAIR.

RELIEF FROM ANY TYPE OF MORATORIUM SHOULD BE GIVEN TO LANDOWNERS WHO ARE AS DEEP INTO THE APPROVAL PROCESS AS WE ARE. IT IS UNDERSTANDABLE TO TELL A LANDOWNER WHO HAS NOT YET STARTED THE MAPPING PROCESS THAT THERE COULD BE A TEMPORARY MORATORIUM ON WATER METERS. BUT IT IS NEITHER FAIR, REASONABLE NOR DEMOCRATIC TO DENY ANYONE IN OUR SITUATION.

WE WOULD SUFFER IRREPARABLE FINANCIAL HARM IF WE ARE DENIED WATER METERS AT THIS TIME. I HOPE YOU UNDERSTAND OUR SITUATION AND ARE ABLE TO MAKE EXCEPTIONS FOR LANDOWNERS SUCH AS OURSELVES, WHO HAVE APPROVED WATER PLANS AND ARE READY TO RECORD A FINAL MAP. WE HOPE SOME TYPE OF COMPROMISE CAN BE REACHED OTHER THAN A COMPLETE MORATORIUM

THANK YOU,

*Pius Reiger*  
PIUS REIGER,  
MANAGING MEMBER

**Kelli Garcia**

---

**From:** Jim Lytle  
**Sent:** Thursday, November 05, 2009 12:30 PM  
**To:** Kelli Garcia  
**Subject:** NO!!!!  
**Attachments:** image001.png

I firmly oppose any moratorium on building. Building is what makes our County grow and jobs for our citizens. I am a Temecula Resident and work in Murrieta. NO, NO, NO on any moratorium!

**Jim Lytle**

Associate Vice President  
Rancon Investment Opportunities Division  
951.696.0600 ext 124 • 951.834.9801 fax



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## Kelli Garcia

---

**From:** Dave & Cathy 1  
**Sent:** Thursday, November 05, 2009 4:35 PM  
**To:** Kelli Garcia  
**Subject:** Exemption for Meadowview lots from proposed water meter/supply moratorium  
**Importance:** High

Dear Rancho California Board Member:

We ask you to consider exempting single-home unimproved lots in long-existing established communities such as Meadowview (located near downtown Temecula), from any proposed water supply/water meter moratorium. These communities were established over 30 years ago and there are only a handful of lots remaining to be built.

While we understand that certain temporary restrictions on the development of new large, major residential subdivisions, apartment complexes or major commercial/industrial developments may possibly have some merit, your proposal to include ALL water meters will hit hard and greatly adversely affect the very few lots remaining in a couple of older communities within the City, such as Meadowview. This makes absolutely no sense whatsoever, as the impact upon resources for these parcels was taken into consideration over 3 decades ago.

It is vastly unfair to lump together the few scattered lots remaining in a long-established neighborhood, with new mega-subdivisions, apartment complexes and commercial developments (affecting only major corporate developers). Doing so penalizes and brings *great financial disaster* on a few individual single-home lot owners who, in good faith, chose to purchase these lots in well-established older neighborhoods primarily to avoid the many problems that are associated in building a home in outlying unestablished areas. We have invested hundreds of thousands of dollars into our Meadowview lot, confident we would face no problems in obtaining building permits, etc. when we were ready to build.

There are those who may wish to consider limiting future growth, but these actions certainly should not include remaining single-home lots in long-existing, established neighborhoods.

We respectfully urge you not to rush into actions that unfairly punish a handful of people by using a broad brush to sweep over this issue. Please be responsible and rethink your proposal, to make it fair and equitable given the circumstances, to provide exemptions for the handful of lots remaining in neighborhoods such as Meadowview.

We would very much appreciate the opportunity to speak with you further and invite your call.

Yours truly,

David & Catherine Castellano



**Kelli Garcia**

---

**From:**  
**Sent:** Tuesday, November 03, 2009 9:00 AM  
**To:** Kelli Garcia  
**Subject:** Public Comments - OPPOSE RCWD job-killer moratorium

*Form Letters  
Same email Received  
from 266 Recipients*

President Ralph Daily  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

Dear {President Daily and General Manager Stone:

ATTENTION: Board of Directors Public Comments  
Via Email [garciak@ranchowater.com](mailto:garciak@ranchowater.com)

SUBJECT: OPPOSE Rancho California Water District Proposal To Temporarily Stop Issuing Water Supply Letters

As a local resident, business owner and member of the Southwest Riverside County Association of Realtors, I strongly urge you to reconsider your proposal to temporarily stop issuing water supply letters and installing meters throughout Southwest County and Rancho California Water District's service area.

If implemented, this proposal constitutes a de facto building moratorium. As such, we consider the proposal to be an extremely poor idea at a precarious time when all efforts should be focused on strengthening our community, attracting jobs and re-building a solid economic base.

Considering that demand for new resources is at a virtual standstill due to the housing and commercial market meltdown, the call for a moratorium at this time accomplishes no positive purpose. It's only apparent purpose is to heap insult onto an already injured party, namely the citizens, municipalities and ratepayers of RCWD.

We understand the need for water conservation. Our state association has implemented a very aggressive 'Green' component to encourage conservation in existing housing stock as well as new residential and commercial development. SRCAR has also taken advocacy positions in support of legislation calling for conservation and most recently has joined other local groups urging the Governor and State Legislature to enact timely and comprehensive solutions to California's ongoing water crisis.

This pro-active approach to a solution is much preferable to the heavy-handed and ineffective method advocated by RCWD's punitive proposal. A building moratorium does nothing to fix the water crisis but sends a distinctly negative message to the outside world about our community. The net effect would only send much-needed jobs and revenue to nearby communities.

I respectfully ask that you reconsider this proposal and work with the business community to develop more effective and workable solutions. I urge the Rancho California Water District to voice your

concerns to local legislators and leaders in Sacramento in order to fix the overarching problem of a consistent water supply for Southern California. Holding your local ratepayers hostage does not send that message.

Please do not hesitate to contact our Association so we may work together to find a reasonable solution for our community.

Sincerely,  
Nancy Baugh

November 9, 2009

Ralph H. Daily  
President  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

John E. Hoagland  
Vice President  
Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

Form letter  
Same letter  
Received from  
99 Recipients

SUBJECT: OPPOSE: Rancho California Water District Proposal To Temporarily Stop Issuing Water Supply Letters

Dear President Daily and Vice President Hoagland:

I strongly urge you to reconsider your proposal calling for a temporarily stop of issuing water supply letters or also known as a building moratorium throughout Southwest County and Rancho California Water District's service area.

A recent article in the North County Times by Rancho California Water District Vice President John E. Hoagland entitled "What part of 'water crisis' escapes understanding?" called for a proposal that would enact a building moratorium on commercial and residential property throughout the Rancho California Water District's service area.

I feel this is unnecessary and will actually continue to do more harm than good by discouraging new businesses to locate in our region. Water rationing and conservation is very important to me. However, a building moratorium does nothing to fix the water crisis. It only adds injury to insult to an already challenged regional economic.

Sincerely,

joan sparkman

## Kelli Garcia

---

**From:** Susan Frommer  
**Sent:** Monday, November 09, 2009 12:52 PM  
**To:** Kelli Garcia  
**Cc:** Susan Frommer  
**Subject:** water meters

I would like to express my support for Director Hoagland's political courage to stand up and say what's been on the "common peoples'" minds for a long time. I am a great advocate of using water wisely and have been on the water conservation forefront for many years, speaking, teaching classes and simply talking to people individually about water waste. The question I always receive from my contacts, and one which I have great difficulty answering, is, " Why should I bother to conserve when the powers that be will just approve more housing which will use up whatever I manage to save?" The only answer I've been able to give is that despite the poor decisions of those in power, there is only so much water to go around and to take treated water (at great expense to clean up not to mention the environmental consequences of taking water from sources at great distance from us) and let it run down the gutter every day is unconscionable.

So finally we have one of those decision makers willing to tell it like it is. We cannot create more water out of thin air. What we have, we have, and we must use it more wisely. Mayor Edwards comments about tourists thinking they can't even get a drink of water are beyond dumb. I agree we could use more jobs here to stem the tide of commuters. But sooner or later we bump up against the realistic restraints of the water supply every time. To insist that somehow we can accommodate **infinite** growth is to deny reality.

I am unable to attend the meeting tonight because of previous commitments, but I did want the Board to know that there is at least one person in the community who supports their decision to stop issuing will-serve letters until some solution (if even possible) to our water supply is proposed.

Best regards,  
Susan Frommer

## MICHAEL R. McMILLAN

Sent Via Fax

November 9, 2009

Board of Directors  
RANCHO CALIFORNIA WATER DISTRICT  
P.O. Box 9017  
Temecula, CA 92589-9017

Subject: Special Meeting – November 9, 2009  
-*Support* of Proposed Resolution

Dear Board Members:

Absent attending the Special Meeting this evening to voice my opinions firsthand, I respectfully request that you consider the following written comments in *support* of the Proposed Resolution.

As a customer and property owner of agricultural, commercial, and residential parcels, as well as a former Board Member of the District Board of Directors, I believe these myriad of views avail me to offer a sound opinion on this issue.

This evening you are being called upon to make a rather landmark decision to temporarily suspend new water services for a period of time. Given the present conditions of all the moving parts that feed into the District's supply availability equation, including, the Delta, MWD, and local drivers, it is glaringly obvious that we no longer have the luxury of supplying everyone and every project with reasonable amounts of water. Asking all customers classes to adhere to recent cutback directives and limiting water budgets while allowing new connections is simply not fair in this environment. Until supply conditions improve, which I am confident they will, someday, the proposed Resolution is a sound direction for each of you to support.

Included in your approval of the Resolution I would ask that you consider the following two topics that should not be avoided in your deliberations,

November 9, 2009

Page 2

- The Resolution should *include an exception* for service requests for those projects that might generally be considered for 'Public Benefit' and of 'Public Necessity', such as schools, fire stations, parks, and hospitals.
- Since it is obvious we need to be in better control of our water supply destiny, I would appeal to you that a serious study of *additional* surface storage within the District be undertaken immediately. Whether expansion of Vail or a new facility altogether, whether solely or jointly owned with other parties, this option needs to be vetted once and for all.

Thank you for considering my comments this evening.

Sincerely,



Michael R. McMillan

**Nanthavongdouangsy, Phayvanh**

---

**From:** Stark, Mary  
**Sent:** Monday, December 10, 2012 7:08 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: Please add the following statements for the Discussion of Water and the rights to it for the 19th EIR Hearing  
**Attachments:** Stone Roberts Naggar Commercho Washington actions never reveal that they moved the freeway from Butterfield Stage Rd.doc; 2013 no Rancho CA agriculture water rates.doc

For Wine Country.

*Mary C. Stark*

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

---

**From:** Adrian McGregor [<mailto:macsgarden2004@yahoo.com>]  
**Sent:** Saturday, December 08, 2012 4:33 PM  
**To:** Stark, Mary  
**Cc:** Wine Country Adrian McGregor  
**Subject:** Please add the following statements for the Discussion of Water and the rights to it for the 19th EIR Hearing

Please place the following statements and attachments (above) into Public Record RE: **the Temecula Wine Country No.7666, EIR No.1077, and Ordinance 438.4929, and 20/20 Vision amendments for the Dec. 19th, 2012 Planning Commissioners Hearing and to the 2013 to 2023 RCIP General Plan's EIR. and its General Plan which can not be mitigated.**

Respectfully submitted,  
Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula, CA 92589-4108  
[macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)  
951.676.5024

Please place the following statements and attachments (above) into Public Record RE: **the Temecula Wine Country No.7666, EIR No.1077, and Ordinance 438.4929, and 20/20 Vision amendments.**

Also not being connected to the Temecula Wine Country is that no longer can our ground water meet water needs is the future expansion of the Jefferson Corridor Development from the City of Riverside down through the City of Temecula adding more mass populations water usage.

Also, is the below discussions of air pollution upon our ground water and population being omitted from this 2013 to 2023 RCIP General Plan SW Master Plan, and specifically the Temecula Wine Country and its impact upon water not available for resorts and endless tourist usage v s the community's present residents rights to live and have water.

RCIP allowed I believe for Jeff E. Stone, Ron Roberts, S. Charlotte Lowe, etc. to change Corridor Roads (Naggar, Comercho, Washington). THIS decision now in 2012 into 50 years from now will affect our ground water and soil/crop/health pollution levels which can not be mitigated away. This is especially SIGNIFICANT in the global community chain of cause/effect of too little water, and too much pollution affects on the entire globe.

Jeff E. Stone as a Councilman of the City of Temecula with his co-councilmen Roberts, Naggar, Commercho, and Washington never reveal that they moved the freeway from Butterfield Stage Rd. to Anza and make it appear as though the federal U.S. Dept. of Transportation made the decision to move the Final routes after four years of hearings, testimony, etc. and not the Developers. When in the final fact's process of four years that Winchester Rd. and Butterfield Stage Rd. even had Parson's Mapping (Cost of completion was about \$32 million JUST for Butterfield Stage and unknown costs plus dollars with designing for the Winchester Rd. Corridor designing they changed to Newport Rd.) and millions more for the RCIP Corridor Selection Process) and had completed designing in place for a year with completed Stakeholder Meetings approval. The Council members of the City of Temecula had Planner Stephen Brown submit their letter at the Transportation Zoning Hearing held in Temecula, then staff deferred it to review.

**WHO IS RESPONSIBLE FOR BLINDSIDING THE SELECTION OF WINCHESTER RD. TO NEWPORT RD. IS A MYSTERY TO ME, WHICH I BELIEVE NEEDS INVESTIGATION. WHO IS NOW AFTER 2003-04 IS FINANCIALLY PROFITTING FROM THEIR PRE-2003/04 INVESTMENTS OF LAND PURCHASES AND POSSIBLY UP TO 2012 PRIOR TO THE TUMF MAPPING APPROVAL ON FEB. 6, 2012 AND DELETING OF "THE ANZA**



**RD. CONNECTION TO THE I-15 NOT FULLY FUNDED IN 2011 NOT INCLUDED" FROM THE RCIP GENERAL PLAN AND SW MASTER PLAN'S EIR HEARINGS, WHICH STARTED ON SEPT. 26, 2012, AND WHOSE "ENTIRE INFORMATION" WAS WITHHELD FROM ALL OF THE TEMECULA WINE COUNTRY ADVISORY HOC PLANNING COMMITTEE MEETINGS AND FROM "ANY" OF THE PUBLIC AD HOC WRITTEN TESTIMONY, RECORDS, 20/20 VISION, PUBLISHED EIR IN OCT TO JANUARY WRITTEN DOCUMENTATION WHICH WAS PLACED ONLINE TO REVIEW BY JEFF E. STONE, MEHTRA, PLANNING DEPARTMENT, THE PLANNING COMMISSIONERS' AGENDAS AND TESTIMONY AND NEVER REVEALED IN WRITING TO THE PUBLIC/PRESS/CEQA, SWAP, ETC. TO THIS VERY DAY! OR, POSSIBLY NO COMMUNICATION GIVEN TO SELLERS IN LEGAL NOTIFICATION OF PROPERTY/LAND SALES BEFORE OR DURING REALESTATE TRANSACTION FROM 2003 TO NOW THAT THE WHEN LANDS ARE BEING SOLD AND/OR PURCHASED WITHOUT THE PUBLIC'S FULL KNOWLEDGE THAT EVERYTHING OF 2.5 ACRES ALONG EITHER CORRIDOR IS "INSTANTLY CHANGED TO COMMERCIAL REAL ESTATE ZONING, WHICH IS THREE TO FIVE TIMES MORE VALUABLE THAN RURAL ZONING, AND/OR RESIDENTIAL ZONING LAND COSTS.**

All the final manicuring/maneuvering was accomplished in the Dept. of Transportation's Executive Committee by Ron Roberts and Robin Lowe done out of their areas. Most citizens/residents have NO Understanding of the Transportation legal processes even after attending four years of hearings from 1999 to Sept. Finalists two Transportation Dept. Road Selection Hearings where I was in attendance and told that "Anza Rd. had been removed from the selection list for over one fiscal year at the Murrieta held hearing. Never was it revealed at City Council Meetings in Temecula that the entire City Council has had Stephen Brown submit at the Zoning Hearing in Temecula by letter form request to remove Butterfield Stage Rd. and move it to Anza Rd. that I have found. I did find that later in an agenda that Stone asked staff to write a letter of objection to the final selection of Butterfield Stage Rd.'s selection to the Dept. of Transportation, but for Staff to file it. This was done in 2001 or 2002.

I have concerns that over the next 50 years of Anza Rd. becoming not just four lanes but as a Dept. Transportation METRO PRESERVE road is planned to be up to 16 lanes, as revealed by Bill Hughes, the Transportation Employee of the City of Temecula at a Vintner Vision held Meeting by Invitation Only sit down meal in 2002/2003 which a friend attended.

The pollution SWAP violations of contamination will affect the waters of Vail Lake, Diamond Valley Reserve our, and our Temecula ground water possibly. HOW? The falling contamination of carbon monoxide solid wastes for trucking, cars, etc. will affect the process of clean growing cycles for individuals' home grown garden/vine/tree crops, and most likely the local agricultural crops of the entire valleys I believe.

Why? Our family was informed by the Anaheim EIR government by radio telecasting in 1976-77 NOT to eat any of our grown crops due to the cancer causing cacogenic carbon monoxide particles contamination IF we were South of the 91 FREEWAY, which our ORGANIC acreage AND NEW home of organic gardening was located with usage of the original 90 acre ranch's artisan well waters. THIS BROKE OUR HEARTS.

**This in 1977 was the first time we EVER had heard that the transportation of automobile/trucks and machinery could cause the eventual death to humans, animals and the ability to grow human foods.**

NOW, our family in 2012 is having its local government of the County of Riverside Supervisors and their Staffing, the City of Temecula City Council Members and their Administrative Staff and some employees and newly made Engineered Parsons Mapping of the 20/20 Vision of Butterfield Stage Rd. designed by a CITY of TEMECULA engineer, McBride, when in FACT THE BUTTERFIELD STAGE ROAD IS IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE **are withholding information from its 2013 to 2023 RCIP GENERAL PLAN AND ITS SW MASTER PLAN EIR AND FROM THEIR PRESENTATIONS TO INFORM THE PUBLIC OF THE COMING OF THEIR "WANTED VISIONS" UPON OUR LIVES AND HOLDINGS I THINK. JUST BY HEARING THE 2012 SEPTEMBER 26<sup>TH</sup> PLANNING COMMISSIONERS EIR HEARING FOR THE TEMECULA WINE COUNTRY, AND THE NEXT HEARING OF OCTOBER TWO WEEKS LATER, AND NOW ON DEC 5<sup>TH</sup> ....no where verbally have any of the staffing, the City of Temecula nor the County of Riverside, nor our John Petty, who has a "SPECIAL LAW DEGREE OF SPECIAL CIRCUMSTANCE, WHICH IS VERY RARE", HAVE THEY DISCLOSED THAT THEIR TRUE INTENTIONS, OR THE FINAL 40 YEAR OUT RESULTS THEY ARE PUTTING IN PLACE I THINK. Why not?**

**Myself and a Mr. Gary Grant were the only private citizens who witnessed the Mute Meeting held on Aug. 6, 2008 where Commissioner Petty stated he wanted to get rid of public nuisances by eliminating any parcel not 10 acres, to no longer be granted to be a winery or wine tasting facility, or wedding place.** The paper work now shown to have been distributed on Aug. 6<sup>th</sup>, 2008 by the county WAS NOT handed out nor made available the day of this hearing. Extreme Significant: is that smaller places us less water and add less pollution to SWAP, and can use septic tanks. Why have huge resorts been allowed to pull out large percentages of their plantings now or in the future, cover ag lands with parking lots, and say it is better usage of the lands, and NOW PREFERRED? I am at a loss, especially since reading the Google research: CA Water Crisis in 2013, and the listed articles found. Canada and the Lake Superior Waters have now written a legal documentation that NEVER will they export their waters. Lake Superior is at its lowest level since recorded writings have existed.

**Most states describe agricultural lands as set aside lands for “later development”. This has NEVER been the desire of the residents who have invested their lives here.**

**On Dec. 19<sup>th</sup> at 9:00am at the City of Temecula Hall is “supposedly” the last EIR hearing for us.**

**Will you reveal that county has blanked/blocked access to the July 23, 2008 agenda amendment No. 7666, where Jeff E. Stone expanded the size of the Temecula Wine Country to “match” the projected growth plan for the City of Temecula’s Sphere of Influence of 2005, now being put in place reviewed in their 2010-2011 City of Temecula Financial 20 Year Growth Plan? And, will you even EXPLAIN to us, which not one person in the audience understood except myself that this sets up a NEW TAX base for taxation upon the property owners over our CSA District 149’s 90 square miles, I believe?**

**Will you reveal to us that “RCWD” (Rancho California Water District) does not OWN the ground water? That the groundwater aquifer belongs to ALL of the Property Owners upon the aquifer(s) and the Temecula Mesa Grande Area...and out in the Monte de Oro properties? Will this EIR show us the ONLY waters LOCALLY held with the RCWD’s Aquifer Mapping at this EIR Hearing and include all of this information TIMELY for the residents/property owners to read and to ask questions upon all of this? I am hopeful that this Blindsiding violations of Proposition 218 with the COSTS of \$55 million dollars of SEWERS and who will pay the unending bill/taxation will properly be done. This is extreme significant since learning that for “every \$1.00 borrowed for taxation bonds, it requires AT LEAST \$23.00 to repay each \$1.00 spent.” And, it is not understood by most of the residents that MWD along with EMWD and RCWD “want sewers” in order to collect the sewer processing plants’ waters for eventual drinking water I think. Why?**

**Due to the 2012 written testimony shared in the North County Times/Californian Newspaper, that the County of San Diego Unincorporated Area Supervisors have “TOO MANY RESIDENTS AND COMMERCIAL ENTERPRISES” to support their 3 MILLION RESIDENTS needs for WATER in this ongoing WORLD DROUGHT. And, are now proceeding to put the COSTS and MORE TAXATION into place to use the Sewer Processing Plants’ waters ALSO AS DRINKING WATER.**

**AND, will you inform the PUBLIC/property OWNERS in our CSA No. 149 areas that it is the WATER DISTRICT who plans for the sewers upon an interest/design paid upfront monies due to a wish request estimation from “ANY ONE who is willing to pay for the design to be planned, and “most likely” not paid for by that inanity or independent developer or private business or individual who requested an interest in sewers? I believe this is the truth for the Temecula Wine Country AREAS since this was the answer from EMWD to me when I asked who requested the designing estimate for our area.**

It is imperative that the Napa Sonoma fact finding and existing MODEL of THE TEMECULA WINE COUNTRY, that the grape vines can ONLY use the groundwater with recycling extensive salts, fertilizers, and percolation

And, LAST, but not LEAST is the IMPORTANT LEGAL DISCLOSURE that the local residents will ALL have to pay for the most part through BONDING TAXATION for the sewers, their repair, their replacement until the END OF TIME, and since our rural acreage is near to 40 years since sold, "MOST RESIDENTS and/or PROPERTY OWNERS will actually be put in writing for them (10,000 in population statistics count rounded give or take) to CLEARLY understand and to object since WE would not receive the sewers except for the City of Temecula new APN ownership along the newly paved Butterfield Stage Rd. and the hotels/Vintners/investors? But,

No where have I EVER READ that its only purpose of Rancho CA Water District is to distribute water, and THAT RCWD does not own the water? 28% of the Ground water is in the Valley of the Horse Properties aquifer, as revealed at the RCWD Rancher/farmer Annual Meeting on Feb 12, 2008.

RCWD puts recycled water into our owned private deeded properties' waters. This makes that abundance of their used waters excessive when combined with the RAW WATERS received from the Colorado into the process of our local waters, I believe. YOU also have an over populated developed community using our ground waters as well, with MWD waters of limited availability, per court case lawsuit CURRENT NOVEMBER 2012 Supreme Court Cases Appeal Court Judges' Ruling. Remember, the 28% of the groundwater for the entire areas IS ONLY IN THE VALLEY OF THE HORSE AND ITS DRAINING LEVELS OF RUN OFF WATERS.

This also brings into question, what shares do the surrounding miles of Developers have rights to for the demand of "preference of their commercial franchises of agriculture vs. the areas' legally owned water rights limited to a PARTICULAR AREA, which does not "stretch" over 90 square miles of the matching CSA Road District No. 149? This is where the public needs to be given CEQA water rights to read, and then explained to them I believe.

And, how limited in shares does each of the parcels owners have in the immediate groundwater's ownership vs sharing to out laying areas, which have been developed with the biased usage of IMPORTED WATERS, which are NOW going away.

**Extreme Significance to this insane changing of our purchased deeded land rights to be given to 30 Wineries, I BELIEVE THAT some developers and A SPECIALIZED GROUP INTERESTS THAT their DEMAND to control our water rights HAS BEEN EXCEED, I BELIEVE.**

The reason I believe some of the larger agricultural land owners have exceed CEQA Water Laws and RCIP General Plan SW Master Plan property rights constitutionally were clearly stated for them. **When?**

**MWD clearly has stated at the Feb 12, 2008 Rancher/Farmer Annual Meeting at the RCWD, "THAT IT HAS NEVER BEEN WITHIN THEIR CHARTER STATEMENT NOR PURPOSE, TO SUPPLY AGRICULTURAL WATER TO FARMS. ITS MWD STATEMENT THAT THEIR SOLE PURPOSE IS TO SUPPLY WATER ONLY TO URBANIZED AREAS; NOT RURAL." I THINK THIS IS A STARTLING FACT I BELIEVE.**

**Also startling, is that most likely since about 1996 the unincorporated areas and within the City of Temecula have 'KNOWINGLY' HAVE EXCEEDED THEIR LICENSED RIGHTS OF THE AMOUNT OF IMPORTED WATER FORMULA THEY CAN COUNT UPON in restricted periods of time due to excessive drought. I believe that both the City of Temecula and the County of Riverside might have counted on the droughts going away while they ignored the legal limits an area MAY BE developed without causing future disasters of NOT ENOUGH WATER to support human life and their animals.**

Also, significant is the continued reference to the established vines in our area being the REASON FOR this EIR to be continued. The vintners and some of the testimony I think which is recorded have "repeatedly" stated, "THERE IS NO MONEY IS GROWING GRAPES AND MAKING WINE." And, since Supreme Court Hearing of 2002 Judges' Ruling States, "No Paper Water may be given to a Developer for a new development when it takes the water "rights" away from the existing community". Also, the farmers of the area ONLY since 1968 have plantings to be commercial to attempt to grow wine grapes. The Pierce's Disease is not gone. It may continue to wipe out mature and/or new plantings. Significant: This EIR states in its 20/20 plan or within some AD Hoc statements, that NEW vineyards must have seven year planting crops to bottle wines? Is this true. And, if this is true, this gives a huge possibly "unbalanced financial burden" to any wineries to be planted and developed up to 105 in the future. And, how do land developments of new grapes planting justify in the law of water usage? Do established prior to landowners get WATER RIGHT USAGE over new plantings? I ask this due to the fact that the costs to the peoples of ownership of residential rural lands in the now called, Temecula Wine Country, will be a FINANCIAL BURDEN, as since 2007 the RCWD has no longer been issuing Agricultural Meters; ONLY non-agricultural meters. And, we have been on tiered usage for over six years. Also, the RCWD I have been told has come into some areas and removed property owners' paid

for 2 inch meters into three-quarter inch meters. Is this true, RCWD? And, if it is true, does this now mean using water to irrigate is now being limited down to the present communities of our rural residential areas?

**I ADDRESSED THIS ISSUE TO THE CITY OF TEMECULA COUNCIL MEMBERS WHEN JEFF E. STONE WAS AN ELECTED PART OF THEM in 2000/2001/2002. I presented to each council member a Mr. Potty Bottle of Water with Mr. Potty on it.**

**I asked them to stop over taxing our ground water and limited water supplies with over development. Yet, they ignored it by having the water district do a “mock workshop” at the Temecula City Hall. The Council Members asked RCWD, “Will we be able to count on you to give us the waters we need if we keep building?” The RCWD spokesperson said, “I think we can.” And, nothing else was done to abort the situation we are facing to in our area...and country.**

And, I believe that few persons of our valley are aware of their Real Water Rights. Could this be true? After seeing the lack of WATER PRESENTATIONS to we residents, and having asked endless residents over the years, the answer could be NO.

Ground water is OWNED by the parcel rural residents who live over the aquifer(s) I believe.

WHY would we volunteer to give our ONLY area source of water to drink during a WORLD DROUGHT of catastrophic dimensions FOR ONLY FARMING Vintners, who established their vineyards in a “historical” documented Dry Farming Region, who ONLY had groundwater wells and the seasonal Cattle Ranching man made Vail Dam by the famous historical Rancher, Mr. Vail after his death not completed until 1930 by his sons?

Of Extreme Significance will be the moving of the expressway to come through the Temecula Wine Country which I believe you HAVE OMITTED from this 2013 to 2023 RCIP General Plan and its RCIP SW Master Plan, and most specifically, not included within this Temecula Wine Country Advisory HOC Planning Committee exposure to and the negative factors which CAN NEVER be litigated AWAY. WHY?

The EASTERN Bypass and its development section of construction in 2003 and 2006-2007 referred to within the Stakeholders Minutes, and states whose designer will be in our area, Rancon and Highpoint, I can only ask

WHY with full knowledge that both the City of Temecula and the County of Riverside have violated we residents by not showing us, discussing with us, the impacts of pollution and noise that they both have placed upon us with “only smiles” I believe is a huge act of governance violations, and maybe even breaking of some processes of law.

I gave you all a complete packet of the freeways legal paper which you may never have seen to the 12<sup>th</sup> Floor, two days before your second hearing of the Temecula Wine Country Planning Commissioners EIR, which you held at the Temecula City Hall. I even gave you a copy of your own Parsons 2007 Mapping of the Wine Country. But, you withheld any discussion of it, or the water rights, or sewer justification of lack of hearings for even the Oct. 22, 2012 Executive Directors Panel Hearings on a project. You admitted that there NEVER HAVE BEEN public hearings showing the justification for taxing us for \$55 million dollars of sewers, most of which will supply the City of Temecula sewers for new development parrall to the newly paved Butterfield Stage Rd. And, the drainage impact upon the down river water sheds from this newly undisclosed development by one Developer. I can find NO Parcel Mapping of the land ownerships at County Offices. Why Not? Yet, you still have NOT discussed some of these important issues with we the public.

[http://www.isocarp.net/Data/case\\_studies/475.pdf](http://www.isocarp.net/Data/case_studies/475.pdf)

Courtney Wood, Riverside County Integrated Project, 40<sup>th</sup> ISoCaRP Congress 2004

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## **RIVERSIDE COUNTY INTEGRATED PROJECT**

### **The Importance of Urban Management in California**

#### **8. CETAP INTERNAL CORRIDORS RECOMMENDATIONS**

Steve DeBaun, Commission's Legal Counsel, reminded the Commissioners of the

possible conflict of interest specific to ownership of property along any of the designated routes for the Winchester to Temecula Corridor.

Cathy Bechtel, Director of Transportation Planning and Policy Development, presented the CETAP Advisory Committee and staff recommendation for the Winchester to Temecula Corridor. She also briefly reviewed the Federal Agencies Proposal and the draft Memorandum of Understanding (MOU). If the Commission agrees to consider the Federal Agencies Proposal, staff recommends

that an Ad Hoc Committee or the Executive Committee be charged with providing direction to staff on the final elements of the MOU.

Mary Ann Rondinella, Federal Highway Administration, on behalf of the Federal Agencies, expressed strong support of the CETAP effort and appreciation for the RCTC and Caltrans District 8 staffs for their leadership throughout the process. She also expressed gratitude to the RCTC consultant team for their remarkable efforts in gathering the environmental and transportation data. She then provided a summary of the Federal Agencies Proposal. It is intended to accomplish four objectives: 1) ensure that one alternative can be selected for each corridor; 2) eliminate the need to revisit a range of alternatives in the future; 3) address the specific information needs to allow the Federal Agencies to support the selection of a single alternative for each corridor; and 4) provide timely resolution of issues, supported by a commitment from senior managers of all the Federal Agencies.

Chairman Bobin Love expressed his appreciation to the RCTC staff and the public for their efforts in this process and strongly noted that the Commission extended to the public more public hearing time stated in the RFP and went beyond what was necessary to satisfy the RCTC's commitments to the public. The following is a list of public comments and concerns. It also

extended appreciation to the public for their efforts in presenting well thought out regional solutions, to the RCTC staff and Steve Smith for their excellent work effort, and the Building Industry Association (BIA) for their support of this process.

~~At this time, Chairman Roberts~~ opened public comments for this item.

A. Peter Reynolds, Victoria Grove resident, expressed his opposition to the northern Hemet to Corona/Lake Elsinore (HCLE) route stating it was an illogical choice. He also expressed concern that the potential alternative was not disclosed to homebuyers.

**\*\*\*\*\*Commissioner Bob Buster explained that property owners have not been notified because the staff recommendation was for the southern HCLE route. After the staff recommendation was made, the Cities of Riverside,**

**Corona, Moreno Valley, and Perris made an endorsement for the northern HCLE route. He assured the public that there will be public hearings in the affected areas and a complete evaluation of all the alternatives will be done. (INSERT: for the wine country of Butterfield Stage Rd vs move it to Anza Rd. the alternative route was done in less than 60 days. We were told at the last September hearing held in Murrieta, that Anza Rd. had been removed for over a fiscal year, and that THESE were the finalized selection of two roads: Butterfield Stage Rd. and Winchester Rd.?" And, I was given a FREE CD-ROM of the Parsons Designing freeway expressway from the Dept. of Transportation. This cost \$32 million dollars to do I was told...for the two designs, of which I only saw one.**

B. Peter Herzog, representing the Coalition for Better Transportation, expressed support for the staff recommendation noting it supports community and transportation needs. He also urged the removal of



Alternatives 7a and 7b from the MOU with the Federal Agencies

C. Diane Dunhoff, representing Winchester Hills property owners, requested the remove Alternatives 7a and 7b from any further consideration and expressed support for the hybrid alternative.

D. Laer Pearce, representing the Coalition for Better Transportation, expressed appreciation to the CETAP Advisor Committee and the Commission for their efforts and presented support from over 700 property owners.

**E. William Holzwarth, representing Warmington Land Co., expressed belief that Alternative 7b negatively impacts the future development of land along Scott Road. It has negatively impacted property rights and values in the affected area. He also stated that he believes any further public record of Alternative 7b as a potential alternative will continue to adversely affect the area. He requested clarification of the CETAP Advisory Committee recommendation as to the status of Alternatives 7a and 7b. He recommended that a conclusory provision be added to the final EIR to remove Alternatives 7a and 7b as potential future alternatives. Cathy Becthel responded that the hybrid alternative is recommended as the preferred alternative. Alternatives 7a and 7b are no longer identified as preferred alternatives but will be included in the final environmental document.**

F. Art Cassel, Lake Mathews property owners, expressed his concern that the RCIP and CETAP efforts have lost their vision to be regional solutions. He believes jobs need to be brought to the County instead of providing the means for Riverside County resident to travel to other counties to work and neither RCIP or CETAP address this need.

G. Barbara Boxold, Victoria Grove resident, concurred with the previous speaker's comments and expressed her strong opposition to the northern HCLE route.

H. Stephen Navar, Victoria Grove resident, expressed his opposition to the northern HCLE route.

I. Wayne Rodman, Cajalco area resident, expressed his opposition to the northern HCLE route and requested better communication to the affected area.

**Chairman Roberts requested Commissioner Lowe, as the CETAP Advisory Chairperson, to provide clarification in light of the comments regarding the HCLE routes.**

**Commissioner Lowe expressed her concurrence with the comments made. She clarified that the northern HCLE route through El Sobrante/Victoria Grove was brought forward by the Federal Agencies, not by the Riverside County Transportation Commission, as an alternative to study. She assured the public that their comments will be considered and staff has not made a recommendation nor has the Commission voted on any routes for the HCLE corridor. (INSERT: It is in the Executive Board Minutes that Lowe and Ron Roberts selected THEIR PERSONAL ROUTES PREFERRED, state**

that they will have to get Cal Trans online with their thinking, then Federal Roberts and Lowe and their inner circle place the blame of their Throwing away 4 Years of legalized hearings and their end result process, ONLY to put in place their own desired wishes. This "could be an illegal process violation of SWAP, etc. to the last real agricultural area in Riverside County. Now, in 2012...they are still busy behind the scenes heard by "most residents changing OUR ENTIRE property OWNERSHIPS so their DEVELOPMENT Plans can erase our rural legalized deeded rights to exist and to have rural which we individually pay for by assessment which was kept separate before this RCIP General Plan and the newly 2013 to 2023 RCIP ER and SW Master Plan [I believe.]

N. Borre Winckel, representing the Riverside Chapter of.....

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Commissioner Jim Wendt opened the Commission on the status of the setting of Development Policy and Best Road, including that these improvements will substantially exceed SR 79 and I-215. Therefore, he presented alternatives as to why Alternatives 7a and 7b are being excluded into the Tier II document due to the substantial evidence for the development.

Bechtel clarified that if the Commission selects the hybrid alternative as the Preferred alternative, it will be the alternative requested for a record of decision. Alternatives 7a and 7b would be removed at that point noting however that the Analysis of all the alternatives will be part of the final environmental document. The CETAP Advisory Committee expressed an importance to still consider and study how traffic flow between SR 79 and I-215 with the plans improvements to ensure connectivity between them, excluding Alternatives 7a and 7b. Commissioner Lowe added that the CETAP Advisory Committee did not include Alternatives 7a and 7b in their recommendation and do not intend to continue studying Alternatives 7a and 7b in the Tier II process.

1. [PDF]

## RIVERSIDE COUNTY TRANSPORTATION COMMISSION

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Wednesday, **February 12, 2003**. 1. CALL TO ORDER. The **meeting** of the Riverside ..... the RCIP and CETAP efforts have lost their vision to be regional solutions. ... Chairman Roberts requested Commissioner Lowe, as the **CETAP Advisory** ...

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