

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

811A




**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 29, 2013

**SUBJECT:** TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN: PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 (PEIR NO. 524)/ GENERAL PLAN AMENDMENT NO. 1077 (GPA NO. 1077)/ ORDINANCE NO. 348.4729/ AND TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY WINE COUNTRY GREENHOUSE GAS REDUCTION WORKBOOK; Entitlement/Policy – Applicant: County of Riverside – Engineer/Representative: N/A – 3rd Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Various Land Use Designations – Citrus Vineyard Policy Area and Valle de los Caballos Policy Area – 18,990 Acres – Zoning: Various (District 3/District 3)

**RECOMMENDED MOTION:** That the Board of Supervisors:

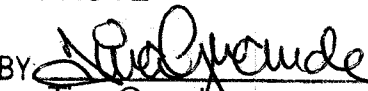
1. **TENTATIVE CERTIFICATION** of PROGRAMATIC ENVIRONMENTAL IMPACT REPORT NO. 524, based on the findings incorporated in the EIR, and subject to resolution adoption by the Board of Supervisors and;
2. **TENTATIVE APPROVAL** of GENERAL PLAN AMENDMENT NO. 1077 amending the existing Southwest Area Plan (SWAP) and Circulation Element of the Riverside County General Plan; To

 Frank Coyle for  
Carolyn Syms Luna  
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A.	

**C.E.O. RECOMMENDATION:**

APPROVE


BY   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is Referred to the Planning Commission and will come back to the Board on December 3, 2013 with the public hearing open.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: September 24, 2013  
xc. Planning (2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.:  District: 3/3 Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

16-3

A-30  
 Positions Added  
 4/5 Vote  
 Change Order

Departmental Concurrence

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

Many of the existing uses within the Project area are composed of rural residential estate lots (greater than one acre in size), vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time, a total of approximately 42 existing wineries are located within the Project area. Ancillary uses to these wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

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

#### **PROJECT COMPONENTS:**

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Ordinance No. 348.4729 to ensure consistency between the General Plan and Ordinance No. 348. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementation directions related to potential future development projects within the Project area. Below is an outline of the Project's components:

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:
  - a. Revisions to the existing Southwest Area Plan
    - i. 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;
    - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
    - iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
    - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
    - v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);
  - b. Revisions to the existing General Plan Circulation Element
    - i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
    - ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and

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- iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;
2. Ordinance No. 348.4729: An amendment to the Riverside County Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

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

### **SUMMARY OF PLANNING COMMISSION HEARINGS:**

Public hearings on the Project were held before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, December 5, 2012, and December 19, 2012. Staff presented the Project and outstanding issues during the July and August public hearings. The majority of the public testimony focused on the inclusion of churches and private schools within the Policy Area. In response to this testimony, the Planning Commission directed staff to analyze the option of including these uses in the Project at the August hearing. Staff requested additional time in September to analyze options and presented the following options on December 5, 2012:

*Option No. 1 – Revise Program EIR No. 524 to analyze the inclusion of Churches and Private Schools*

*Option No. 2 – Consider the Project after final decision on the proposed Calvary Church  
Proposed Project*

*Option No.3 – Proceed with the proposed Project and remove the Calvary Church properties from the  
Project's boundary*

After discussing each option, the Planning Commission recommended Option No. 3 by a vote of 4-1 (Commissioner Roth dissented). The Commission continued the item to its December 19, 2012 regular meeting to discuss outstanding issues.

On December 19, 2012, the Planning Commission recommended approval by a vote of 5-0 of the Project with modifications. Although the Temecula Valley Wine Country Design Guidelines and Greenhouse Gas Reduction Workbook were presented to the Planning Commission, it did not take action on those two (2) items because they are considered Board Policies of the Board of Supervisors. As a result, an action by the Planning Commission was not required.

A summary of the Planning Commission's recommendations and Program EIR No. 524 determinations are provided in Attachment A. The resulting Project as recommended by the Planning Commission is provided as Attachment B.

The Planning Commission public hearing minutes, staff reports and comment letters are provided as Attachment C. Recordings of the meetings are available upon request.

**August 29, 2013.**

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**PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524:**

The Notice of Completion for the Project's Program EIR No. 524 was made available for a 60-day public review period starting on December 5, 2011 and closed on February 2, 2012. During the comment period, the County received thirty-two comments and one comment after the close date. The Draft Program EIR No. 524 was also modified in response to comments, public hearing comments and direction from Planning Commission and are attached hereto as Attachment D: Final Program EIR No. 524 Errata. The Draft Program EIR No. 524 is available for view at the Riverside County Planning Department and on the Project's website:  
<http://www.socalwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

The Final Program EIR No. 524 Summary of Conclusions are summarized in Table A below:

**Table A: Final Program EIR No. 524 Summary of Conclusions**

<b>Environmental Concern</b>	<b>Mitigation Measures</b>	<b>Conclusion</b>
Aesthetics, Light & Glare	3	Less Than Significant With Mitigation
Agriculture & Forestry	1	Unavoidable Significant Impact (Project + Cumulative)
Air Quality	13*	Unavoidable Significant Impact (Project + Cumulative)
Biological Resources	1*	Less Than Significant With Mitigation
Cultural & Paleontological	5*	Less Than Significant With Mitigation
Geology, Soils, Seismicity	1*	Less Than Significant With Mitigation
Greenhouse Gas Emissions	2	Unavoidable Significant Impact (Project + Cumulative)
Hazards & Hazardous Materials	4	Less Than Significant With Mitigation
Hydrology & Water Quality	8*	Less Than Significant With Mitigation
Land Use & Relevant Planning	1*	Less Than Significant With Mitigation
Mineral Resources	1	Less Than Significant With Mitigation
Noise	7*	Unavoidable Significant Impact (Project + Cumulative)
Public Services, Recreation & Utilities	18*	Unavoidable Significant Impact (fire/library)
Traffic & Circulation	5*	Unavoidable Significant Impact (Project + Cumulative)

\* Modified in response to comments

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**ADDITIONAL LETTERS TO THE BOARD OF SUPERVISORS TO CONSIDER:**

For the Board of Supervisors' consideration, Staff received the following letters after the final Planning Commission hearing concerning the Project (Attachment E: Letters Received Since December 19, 2012):

**Table B: Summary of Letters Received Since Dec. 19, 2012**

From	Request	Staff analysis and recommendation
Nicolas Palumbo President, Temecula Valley Winegrowers Association	Supports a 50% requirement of all wine sold directly through the tasting room shall be produced onsite at a winery's physical location and enforcement based on a case by case basis not requiring individual wineries to provide production reports.	During the December 19, 2013 Planning Commission hearing, Staff recommended the requirement of 50% wine sold at a winery should be produced on site. Staff also proposed production capacity for wineries with lodging facilities and gross acres. Planning Commission agrees with the recommendation to require at least 50% of wine sold on onsite shall be produced on site; however, they recommended a production quota and minimum square footage for a winery with any commercial uses based on gross acres. This would ensure the vineyard and winery remains the main use of a property.
Claudio Ponte, Ponte Winery	Remove area south of Highway 79	The area south of Highway 79 is intended to serve as the southern entrance to Wine Country. Staff was able to gauge the property owners' preference through the review of the community survey, petitions and letters. The requests from the community survey, petition and letters in light of the objectives of the community plan resulted in a three-district hybrid approach for this area. The hybrid option was supported by the Morgan Hills Community that is adjacent to the west. The aerial map and assessors data for this area shows existing agricultural operations. This area has potential to support smaller or a medium size wineries as well as equestrian operations. Inclusion in the Winery Community Plan will preserve its agricultural, estate lot and equestrian potential.
Ben Drake, Drake Enterprises, Inc.	Remove area south of Highway 79	(See comments above in response to Claudio Ponte's request.)
Mat and Patricia Lin	Request the removal of proposed trails alignment through their property and bisecting two contiguous parcels owned by the Lins.	The Regional/Open Space Trail alignment that crosses through the property was removed; however the trail alignment that bisects two contiguous parcels was not. The Trails Committee identified this trail segment as the safest route for equestrian use that connects Monte de Oro Road to Camino del Vino and the rest of Trails network within the Policy Area. This alignment avoids De Portola Road.
Dennis Frank, Southwest California Legislative Council	Opposes incompatible uses within Wine Country CV Zones	One of the Project's objectives is to coordinate growth in a manner that avoids future land use conflicts. The Project's additional development standards and requirements will help protect the area and its residents from incompatible uses.

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**Table B: Summary of Letters Received Since Dec. 19, 2012**

<b>From</b>	<b>Request</b>	<b>Staff analysis and recommendation</b>
Nicholas Palumbo, President, Temecula Valley Winegrowers Association	Opposes the exclusion of the parcels associated with the Calvary Chapel expansion	After public testimony, the Planning Commission recommended that the Project not apply to the Calvary Church properties. If the Project does not apply to these properties, they will remain within the existing C/V zoning classification.
Ray W. Johnson, Esq., Protect Wine Country	Opposes the exclusion of the parcels associated with the Calvary Chapel	(See comments above in response to Nicholas Palumbo's request.)

**ADDITIONAL INFORMATION:**

The Planning Commission recommended that the Project not apply to two (2) parcels currently owned by the Calvary Church Bible Fellowship. If the Project does not apply to these parcels, they would maintain their existing zoning classification which is the Citrus/Vineyard Zone (C/V Zone). The existing C/V Zone is less restrictive than the proposed Project.

Removing Calvary Church's 2 parcels from the Project's boundaries will not hinder the Project's purpose. The purpose is to provide a blueprint for future growth that ensures development will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The 2 parcels currently owned by Calvary Church consist of one vacant parcel and one developed parcel.

The Project's boundaries consist of approximately 18,990 acres. Developing Calvary Church's vacant parcel under the existing C/V Zone would still leave ample opportunity for future development within the Project's boundaries that would preserve and expand winery and equestrian operations. Additionally, any future development of the Calvary Church parcel would be required to comply with applicable County ordinances and the California Environmental Quality Act to analyze any potential impacts to the environment.

During the public hearings before the Planning Commission, there was much public testimony regarding churches being included in the Project. Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V Zone. Churches, temples and other places of religious worship are also not permitted uses under the proposed Project. They are, however, permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the other zoning classifications.

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

The proposed Project was developed to preserve and enhance viticulture potential within the Temecula Valley region. This region is a unique area within Riverside County and has the right climate and environment for growing wine producing grapes. The Project allows incidental commercial and secondary uses that are directly related to and support the viability of the viticulture and equestrian operations. Secondary uses are in conjunction with the primary use, which is the winery or equestrian use.

**August 29, 2013.**

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Religious assemblies would be considered a primary use, not a secondary use. Nonreligious assemblies such as fraternal hall lodges and recreational facilities would also be considered a primary use, and not a secondary use directly related to and supportive of the viticulture operations. As with religious assemblies, these nonreligious assemblies are also not permitted uses under the proposed Project because they do not exist to support winery or equestrian facilities.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission at their December 19, 2012 meeting made the following recommendations to the Board of Supervisors:

- 1) Tentatively certify Program EIR No. 524;
- 2) Tentatively approve GPA No. 1077 as modified by the Planning Commission; and
- 3) Adopt Ordinance No. 348.4729;

**Impact on Citizens and Businesses**

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 and equestrian operations within this part of the County. The Project's Draft Program EIR No. 524 identified specific mitigation measures that will reduce the level of many significant impacts to a less than significant level. It also identified areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant (see Table A on Page 5.) Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed "Project", while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County's General Plan Policies and zoning classifications.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

An item will be presented before the Board at a future meeting to program the funding mechanism to complete and implement this project.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **Planning Commission Final Recommendations and Program EIR No. 524 Determination**
- B. **Temecula Valley Wine Country Community Plan**
- C. **Planning Commission Staff Reports**
- D. **Final Program EIR No. 524 Errata**
- E. **Letters Received since December 19, 2012**

**Barton, Karen**

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**From:** Halley, Cristina <Cristina.Halley@lewisbrisbois.com>  
**Sent:** Monday, September 23, 2013 3:00 PM  
**To:** Stone, Jeff; COB  
**Cc:** Alhadeff, Samuel  
**Subject:** BOS Hearing - Wine Country Plan  
**Attachments:** Ltr. to Supervisor Stone re Wine Country Plan.pdf

Good afternoon Supervisor Stone – attached for your review is correspondence regarding the above-referenced matter. Should you have any questions or concerns, please do not hesitate to contact our office or Sam directly. Thank you.

Cristina Halley  
Assistant to Samuel C. Alhadeff  
and Kelly Alhadeff-Black  
**LEWIS BRISBOIS BISGAARD & SMITH LLP**  
One Ridgeway Drive, Suite 245  
Temecula, CA 92590  
Office: 951-252-6150  
Direct: 951-252-6153  
Fax: 951-252-6151  
[challey@lbbslaw.com](mailto:challey@lbbslaw.com)



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SAMUEL C. ALHADEFF  
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SAMUEL.ALHADEFF@LEWISBRISBOIS.COM

September 23, 2013

VIA ELECTRONIC MAIL ONLY

Supervisor Jeff Stone - District No. 3  
County Administration Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501  
[jestone@rcbos.org](mailto:jestone@rcbos.org)

Clerk of the Board of Supervisors  
Kecla Harper-Ihem  
4080 Lemon Street, 1st Floor.  
Riverside CA 92501

Re: Wine Country Plan & Redhawk Citrus, LLC (Property)

Dear Supervisor Stone:

I look forward to being in attendance at the September 24 hearing on the Wine Country Plan. Naturally, we are enthusiastic about the plan with one exception, and this is the exception I must discuss with you.

As you will recall, we have on a number of occasions, visited you with regard to the Redhawk Citrus, LLC property. I will provide another copy of the most recent correspondence we sent on this matter. I have sent a separate copy of this letter to the Planning Department and am asking that they include it in the record of the hearing with all of our documentation.

The concern that we have is with regard to the Wine Country Plan in the area west of Temecula Creek Parkway. There is on file a number of letters from vintners and others suggesting that this area should never have been included in the Wine Country Plan. In addition, through our representation of Standard Pacific, we note that there are literally hundreds of homes which have been constructed and which children live 24/7 that would be affected by what now has been described as "adverse affects of various pesticides" applied in the Wine Country. While we do not want to get into this issue and leave that for others, it is a concern to us and I think it is another reason you need to take a serious look at including what has been described as a remnant or after thought into the Wine Country. This area simply does not belong in Wine Country.

More specifically, we have for a number of years now, been trying to get through the GPIIP process to allow the Redhawk Valley Citrus project to proceed. Attached to this letter is an aerial photo provided by Rancon which shows the development in the area.

In addition, the Morgan Hill project contiguous to Anza Road has property yet to be developed within the Specific Plan which will be developed with homes on 7,200 square foot lots. The most recent development of property is highlighted in red on Exhibit "1" but Exhibit "2" also shows the Redhawk Valley Citrus proposed development. The only thing that separates it from the contiguous development is a water plant and you will note that is a very "thin" piece of property. Exhibit "3" are comments from Jim and July Sperling another interested property owner.

It is extremely important to these property owners that they are allowed to proceed through the GPIIP process and develop their property. You have received a letter from the City of Temecula dated August 15, 2013. This was a follow-up letter to prior correspondence. Obviously, 4 of the City of Temecula Council can take no position on this matter and would not be allowed to take position on this matter because of conflicts involving either employment or interest in Wine Country. Second, there is no "urban limit line" with regard to the City of Temecula. Third, their City Attorney has indicated that they do not want to be involved in the County Planning process. I believe you had discussions with the City Attorney or Ms. Barnes has had discussions with the City Attorney which indicated that residential projects in this area need to "mitigate" their traffic issues. You were very instrumental when you were council member in working through the Morgan Hill project and having that project mitigate its impacts. We are certain this project could also mitigate its traffic impacts.

The letter that was most recently sent to the County summarizes that there is a concern about increased traffic. There would be increased traffic if you allowed the Wine Country Plan to proceed. Having said that, please remember that Anza Road in this area is required to be a four-lane road, and that contiguous developments by the Rancon Group and others have been approved in the past, that Morgan Hill has still yet to be developed and right across the street there will be 7,200 square foot lots.

We respectfully request that you finally allow the Redhawk Valley Citrus Partnership to proceed through the GPIIP process and at least have the opportunity to work through the General Planning process and present their project.

We appreciate, as always, the time and courtesies that you have extended to us but this is becoming increasingly burdensome for these property owners and really has been a deprivation of their rights. We respectfully request that you allow this to proceed through the GPIIP process. We also respectfully request you take a significant and hard look at not

Supervisor Jeff Stone  
September 23, 2013  
Page 3

including this area in Wine Country. We think it is simply inappropriate as do many vintners and many property owners in the area who are involved in the wine industry.

Thank you for your time.

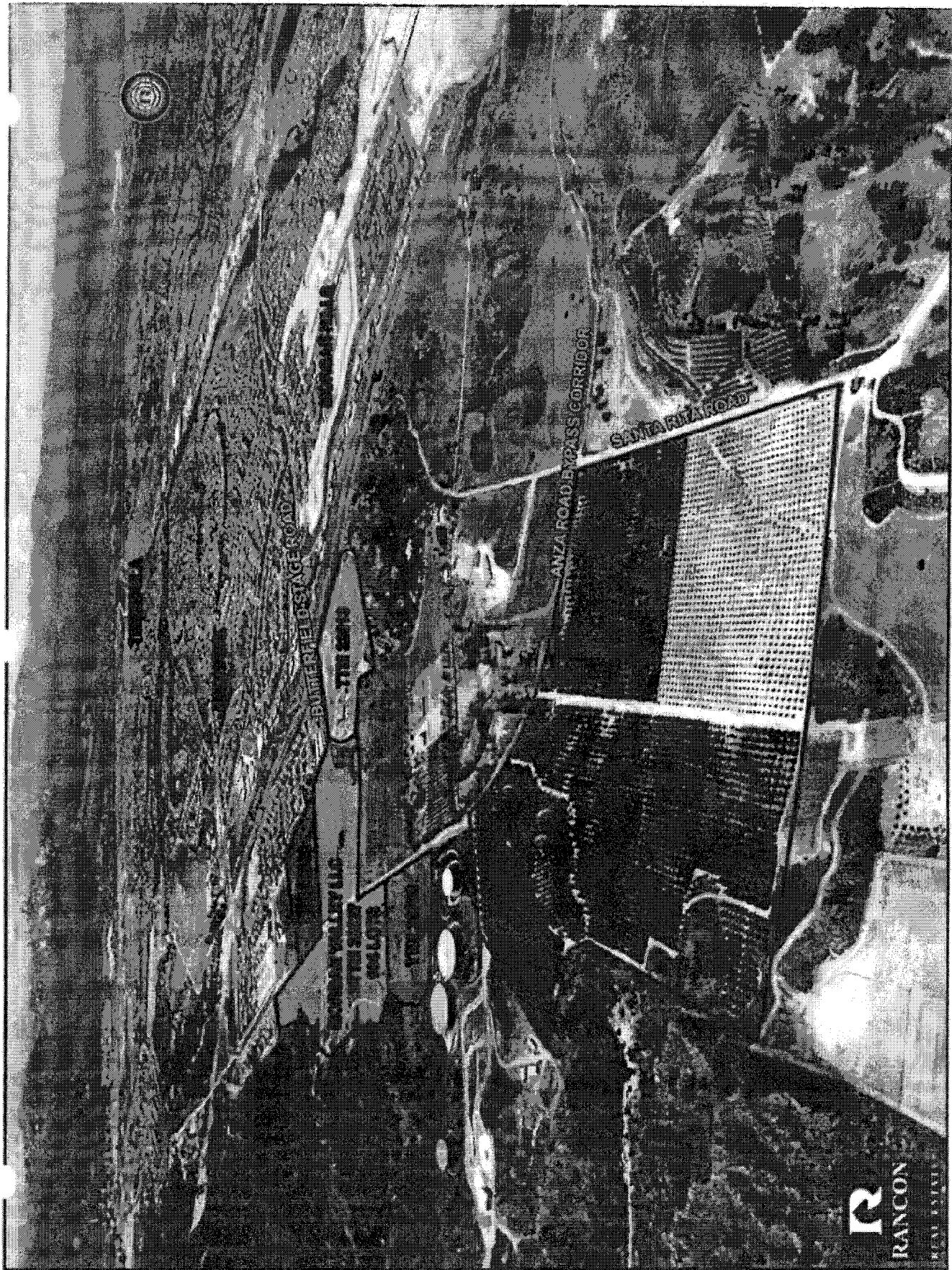
Very truly yours,



Samuel C. Alhadeff of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

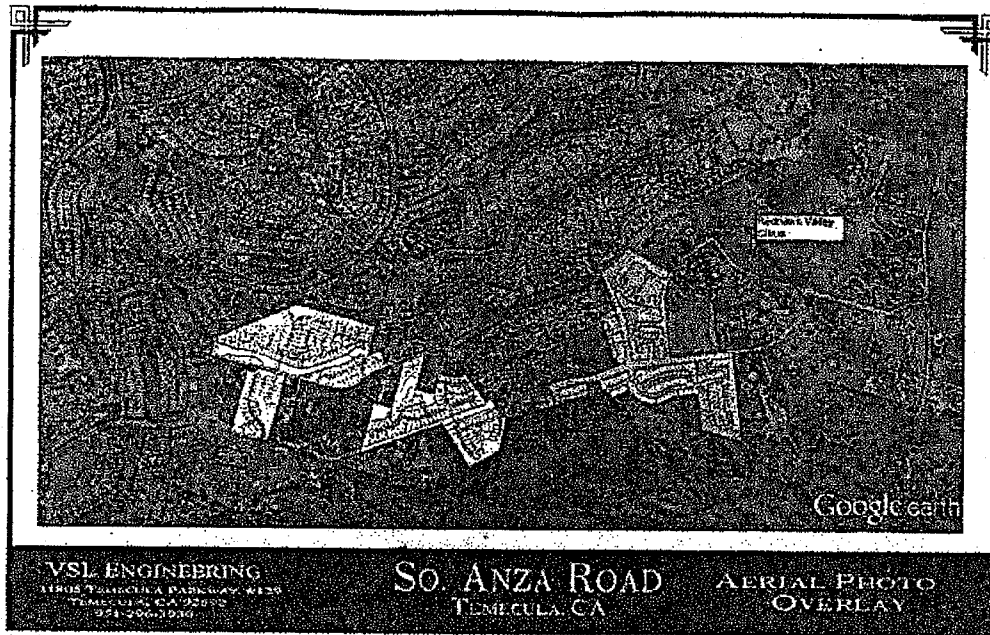
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# Exhibit "1"



REDHAWK VALLEY CITRUS

# Exhibit "2"



### Redhawk Valley Citrus & Proposed Development

The majority of rural properties surrounding Redhawk Valley Citrus are not particularly suited for further development or subdivision for a variety of reasons; including presence of existing homes, rural/agricultural zoning, inadequate access to infrastructure, steep topography, floodplains, fragmented ownerships, presence of existing watercourses, sensitive environmental habitats, etc.

Other than the existing rural zoning designation, Redhawk Valley Citrus does not have the same degree of development impediments as the surrounding properties, and is therefore pursuing a General Plan Amendment through The County of Riverside Planning Department.

One nearby rural property with the potential for development is Assessor Parcel 966-380-010. This property is approximately 20 acres, owned by a single individual, has gently sloping topography, and is expected to have convenient access to urban infrastructure in the near future. It is very possible that this property will develop into some sort of residential community that will require sewer service. See graphic on the following page.

# **Exhibit "3"**



Subject: General Plan Meeting 9/24  
Date: 2013-09-23 13:47  
From: [Sperlingvineyard@aol.com](mailto:Sperlingvineyard@aol.com)  
To: [steve@stevegalvez.com](mailto:steve@stevegalvez.com)

To: Riverside County Board of Supervisors  
From: James and Judith Sperling  
Re: 9/24 Public Hearing - General Plan  
Date: 9/23/13

Please accept this letter regarding the implementation of the General Plan specific to Anza Rd. (unpaved portion) west of Temecula Parkway.

We strongly oppose that this area be included in the Wine Country Plan.

Critical issues that support this opposition are:

1. Substantial traffic problems in Temecula support the need for an eastern bypass.
2. A medium density residential area to act as an attractive transition

from established higher density developments like Morgan Hill would be highly beneficial.

3. Increased property tax revenue from this medium density zoning could support road construction easing traffic problems.

Amending the General Plan to medium density residential would simply be consistent with recent zoning and the transition from Morgan Hill.

Thank you.

Jim and Judy Sperling

951-764-1080

**Barton, Karen**

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**From:** Graham, Kerri L <kerri.graham@av.abbott.com>  
**Sent:** Monday, September 23, 2013 4:03 PM  
**To:** COB  
**Cc:** Coyle, Frank; Nanthavongdouangsy, Phayvanh  
**Subject:** Letter to the Board - Save the Temecula Trails

**Board of Supervisors  
c/o Clerk of the BOS**

To Whom It May Concern:

This email is to address my support of the trails map with the changes suggested by Gil Pankonin. I recently moved out to the Wine Country in Temecula and one of the main attractions was all the horse trails so that I may ride with my daughter through all the back areas in Temecula without the worry of traffic. Ranch California Horseman's Association (RCHA) has done a wonderful job at protecting the trails so that the whole community can enjoy for years to come. They also encourage safety for the riders, which is why these trails are so important. It allows for designated trails to keep horses off the main roads.

I urge the Board of Supervisors to approve the trails map with changes suggested by Gil Pankonin, President of RCHA.

Sincerely,  
Kerri Graham  
Member of RCHA

**Barton, Karen**

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**From:** Jackie Fenaroli <stonewallsaddles@yahoo.com>  
**Sent:** Tuesday, September 24, 2013 8:11 AM  
**To:** COB  
**Cc:** Coyle, Frank; Nanthavongdouangsy, Phayvanh  
**Subject:** Support Trails in Wine Country Temecula

Mon, Sep 23, 2013 at 3:26 PM

SMon, 3:26 PM

**Gil Pankonin, President of RCHA.**

Supervisors,

Please support and approve the Trail Map in Wine Country.

The trails are unique to this area and that gives visitors another reason to visit us rather than go elsewhere. Visitors spend money and this provides jobs to citizens and a sales tax base to local governments.

Trails also reduce vehicle traffic which in turn reduces pollution and energy usage and provides for a cleaner green environment for our residents and wildlife.

Trails meet the Counties goal of providing recreation and an interconnected trail system to wilderness areas.

My business of making saddles for trail riding is dependant on having trails for equestrians. Supporting the trails is supporting my business and jobs directly.

Please vote yes on the trails and strongly consider the changes suggested by **Gil Pankonin, President of RCHA.**

Sincerely,

Jackie Fenaroli  
Stonewall Saddle Company

**Barton, Karen**

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**From:** lorraine harrington <lfh415@yahoo.com>  
**Sent:** Tuesday, September 24, 2013 9:16 AM  
**To:** COB  
**Cc:** Coyle, Frank; Nanthavongdouangsy, Phayvanh; Brewer, Marc; Brewer, Marc; Margaret Rich; Robert Kellerhouse; lfh415@yahoo.com; Lynn Mattocks  
**Subject:** Support of Trails Map in Wine Country Plan  
**Attachments:** Support of Trail Map letter 092313.docx

From: Gil Pankonin, President, Rancho California Horsemen's Association  
Please distribute this letter to each Supervisor on the Board. Thank you

September 23, 2013

To: Riverside County Board of Supervisors

Cc: Marc Brewer, Senior Park Planner, Parks and Recreation District  
Frank Coyle, Deputy Director, Planning Department  
Phayvahn Nanthavandoungsay, Urban Regional Planner III, Planning Department  
Margaret Rich, Green Acres Ranch  
Robert Kellerhouse, Galway Downs  
Lorraine Harrington, Rancho California Horsemen's Association  
Lynn Mattocks, Riverside County Trails Committee

From: Gil Pankonin, President, Rancho California Horsemen's Association

Re: Request to Restore Wine Country Trails segments deleted prior to Dec 2012 Hearing

Supervisors,

We have 2 requests for you today:

1. That you approve the proposed Trails Map that is part of the Wine Country Plan **with changes that we will recommend right now**
2. That you instruct County Staff that as implementation proceeds, that they please interact with Rancho California Horsemen's Association if/when issues arise in the implementation, as we truly believe we can help with resolution of any problems.

As members of the oldest local trails preservation group in the Wine Country (Rancho California Horsemen's Association, in existence since 1969), several of us have been helping the County since 2006 (at the County's request) to remap trails in Wine Country. Our shared objectives were threefold: 1) to ensure a safe, connected network of trails that will enable riders to tour the wine country on horseback, 2) more importantly, enable horse owners to traverse the Winery, Residential and Equestrian Districts to reach our valued local destinations of Vail Lake, Lake Skinner and eventually Diamond Valley Lake, and 3) allow local horse owners to exercise their horses on a daily basis on shorter loops within the network.

We have worked since 2006 in collaboration with Parks and Recreation, the Planning Department, winery owners, and other property owners to create the proposed trails map. At a point in mid-2012, representatives of all those groups finally agreed on a proposed map and at the end of lengthy discussions, compromises (on all sides), etc., SIGNED the map to show our agreement.

Unexpectedly, a couple of days before the final public hearing before the Planning Commission in December 2012, about a dozen or so trails segments were suddenly removed from the map without our knowledge. We understand that one of the Commissioners thought some segments appeared "redundant" because they were close to trails that ran along streets (primarily useful for bicyclists), so he erased them. From the initial days, we have always drawn the desired trails away from streets, for safety reasons. In removing these segments, the map not only becomes

more dangerous, but it removed some already legal trail segments, i.e., segments where legal easements already have been designated.

We urge you today to restore those segments.

As further support of this request, we have collected letters from landowners bordering the segments in question. County Staff asked us to do this "rework" even though we had already gotten agreement in writing in some cases. For example, a very critical trail segment that goes along the easternmost boundary of Mr. Claudio Ponte's property close to Camino del Vino, was erased. We have reconfirmed with Mr. Ponte that he has agreed to dedicate that trail. He was a participant in that lengthy meeting in mid-2012 and his is one of the signatures on the aforementioned June 2012 map. County Staff can no longer find that map, so they've asked us to collect letters again! We have done our best to do this extra work over the past few weeks, but it is harvest time at the wineries and it has been difficult to get the paperwork (which is essentially rework) completely done. Our position to you today is that we HAVE Mr. Ponte's word, which we respect. Staff has his signature, though they seem to have lost it. In short, we ask you to restore that segment onto the map and approve the map as it was in June 2012. This will reverse 11 or 12 erasures.

Finally, attached to this memo are many, many letters from landowners in the area north of De Portola Road and south of Linda Rosea Road (i.e., the area surrounding Green Acres Ranch and Roloff Ranch, among others) attesting to the easements granted for the several trails segments in their area (some of which were also erased). As you will read, these are vital for the exercise of their horses.

We urge you to approve the map today, so that we can proceed to implementation.

Finally, we request that as part of your approval you instruct County Staff to alert us and engage us in any changes contemplated for the future. We believe we have worked in a highly collaborative fashion to date, and pledge to continue to help work through problems, but we want to prevent a situation where suddenly changes are made that reverse a lot of hard negotiating!

Respectfully yours,

Gil Pankonin, President, Rancho California Horsemen's Association

**Harper-Ihem, Kecia**

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**From:** Daniel McGinley <djmcinley1@hotmail.com>  
**Sent:** Monday, September 23, 2013 11:23 PM  
**To:** Coyle, Frank; Harper-Ihem, Kecia  
**Cc:** Barnes, Olivia; Daniel McGinley  
**Subject:** FW: letter to board  
**Attachments:** Wine County Vacation Homes Letter - Daniel McGinley 9.23.13.docx

Mr. Coyle,

Please see the attached letter we are requesting to be read at the Board meeting on 9/24/13. Please feel free to contact me if you have any question.

Kecia,

In my absence, please be kind enough to read this letter to the Board. Thank you in advance... I appreciate it!

Regards,

Daniel J. McGinley  
39693 Calle Cabernet  
Temecula, CA 92591  
[djmcinley1@hotmail.com](mailto:djmcinley1@hotmail.com)  
951-704-5585

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**From:** [OBBarnes@rcbos.org](mailto:OBBarnes@rcbos.org)  
**To:** [djmcinley1@hotmail.com](mailto:djmcinley1@hotmail.com)  
**Subject:** letter to board  
**Date:** Mon, 23 Sep 2013 17:15:40 +0000

Hello Dan,

Below please find the e-mails you requested. Send e-mails to

Frank Coyle  
Assistant Planning Director  
[fcoble@rctlma.org](mailto:fcoble@rctlma.org)

Kecia Harper-Ihem  
Clerk of the Board  
[Kharper-ihem@rcbos.org](mailto:Kharper-ihem@rcbos.org)

*Olivia Barnes*

09.24.2013  
16-3



• Legislative Assistant to

Supervisor Jeff Stone

RIVERSIDE COUNTY BOARD OF SUPERVISORS

749 N. State Street, Hemet, Ca 92543

4080 Lemon Street, 5th floor, Riverside, CA 92501

37600 Sky Canyon Dr. #505, Murrieta, CA 92563

C: (951) 491-1142 | O: (951) 955-1030

***E:obburnea@rcboa.org***

***http://www.supcicjffstone.org***

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*Daniel J. & Joyce D. McGinley  
39693 Calle Cabernet  
Temecula, CA 92591*

September 21, 2013

Riverside County Board of Supervisors  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

Dear Board Members:

For starters, please forgive me for not being able to present this letter to you personally but due to my teaching schedule at San Diego State University I am unable to attend this meeting. Thank you in advance for your willingness to hear this request with hope that you will consider the regulation of private residential homes being rented as vacation homes within Wine Country.

We, the neighbors on Calle Cabernet (Street in Temecula Wine Country) are encouraged with the continued growth of our Wine Country community. Very impressive! The Board has done a tremendous job of demonstrating their leadership in the Strategic Planning of this very important part of Riverside County.

We have watched the Board set high standards with the Wine Country business partners to maintain the quality of life for all of us who live here. We also commend you for taking tough action in the past on those businesses that had not previously met the standards that preserve the integrity of Wine Country. I believe the respect of these standards by the business owners and their willingness to incorporate them in their business practices not only make us good neighbors... it also makes us "friends"!

One of the more impressive areas of growth is that of the "Wine Country Hotels"... i.e. Ponte, South Coast, Wilson to mention a few. They're great! They're classy and they're beautiful! And we are confident that these responsible owners manage the hotels with the highest of standards as it relates to the behaviors of their guest... with no need for any further regulation by the Wine Country Leaders.

As pleased as we are with the hotel growth, we are discouraged with the unregulated growth of private residences being converted to rental properties within Wine Country. We specifically call out a beautiful property on our street located at 39895 Calle Cabernet. This property that we commonly refer to as the "Party House" is a beautiful home equipped with all the amenities for a fun filled weekend in Wine Country. The home advertises a pool, spa, high-tech entertainment equipment, outside barbeque kitchen to name a few. The view is gorgeous and the setting is tranquil; at least until the renters arrive. The owner does not live in this home; she has lived out of state for multiple years.

The home is rented online by the owner via a web site called "Vacation Rental by Owners" ([www.vrbo.com](http://www.vrbo.com)). The property with the identification number of 13104572469 advertises the home to sleeps 24 people and rents for \$625.00 per night. It's Gorgeous! It has a rental history that includes Wedding Type Ceremonies with Choir Singers, Graduation Parties, Company Parties, After Wedding Parties, Girl's Get Away Weekends, Birthday Parties, and San Diego Retreats to Wine Country. This list of rental history is not only stated in their rental comments, we personally witnessed and experienced all their fun times throughout the summer.

It all sounds fun, except if you are the neighbors who has to forfeit your quality of life for all these parties... weekend after weekend. Actually, renting this place is a real deal; \$625.00 / 24 people = a cost of \$26.04 per person, per night... LET'S PARTY!! I would suspect there is much louder partying in our neighborhood than you could get away with at South Coast or Ponte hotels! These "real resort properties" maintain Wine Country Standards. Just wait until the word gets out "on-line" about this "cheap rent" for a Wine County Party House... we'll never sleep! And you think the limos are bad... limos don't usually carry 24 happy people!

Obviously we call the police when it gets "over the top" and parties continue late into the night. But realistically it's not fun to keep calling the police... these officers have better things to do than chase down a bunch of partiers. We really do not enjoy calling the police on these renters. On a selected occasion when the police had been called... there was even a verbal confrontation between the renters and Police. On another occasion there were words exchanged with renters and my neighbors; not the tranquility we came here to enjoy. And when the police leave, the music volume usually goes back up within 10 minutes... what a hassle! What a terrible way to live in Beautiful Temecula Wine Country! All this so an unregulated, non-resident property owner can make a few bucks on the hard work of all of us here in Wine Country. We ask for your help to regulate this growing Wine Country issue.

Our request to the Board: Please commission a special task force to investigate the practice of residential property being converted to Rental Properties (exclusively in Wine Country). Please bring back the safety to our community along with the quality of life we have moved to Wine Country to enjoy!

Thanks for your attention! Thanks again for all you do for us in Wine Country!

Sincerely,

Dan

Daniel J. McGinley



September 23, 2013

The Honorable Jeff Stone  
County of Riverside Supervisor, Third District  
4080 Lemon Street Riverside  
Post Office Box 1486  
Riverside, CA 92502

Supervisor Stone:

I am writing to express my concerns with the following items outlined in the *Temecula Valley Wine Country Community Plan*:

**Wine Club Activities: Four (4) Wine Club Events per year with a maximum of one hundred (100) guests per event.** This will restrict winery owners from maximizing potential revenue from their established, loyal customer base. For example, the South Coast Winery Resort & Spa Wine Club has close to 8,000 members, and we hold approximately twelve events per year that are exclusive to our Wine Club members. These members-only events range from appreciation events and early wine release parties to our annual holiday party. All of these events receive RSVP's of well over 100 of our members. Making this limitation a "conditional use" of the *Temecula Valley Wine Country Community Plan* will restrict potential business growth for any future wineries that endeavor to have their Wine Club reach South Coast Winery Resort & Spa's levels and maintain member satisfaction levels consistent within the industry. I suggest that this item be reevaluated to encourage business growth, instead of limiting it, for any future wineries.

**Commercial Winery Standards: The grapes utilized in wine production and retail wine sales shall meet the following requirements: fifty percent (50%) shall be grown or raised onsite and twenty-five (25%) shall be grown or raised in Riverside County.** I respectfully request that this be reevaluated. Requiring 50% of the grapes used in wine production to be grown onsite may become a limitation to the types of wines that are produced at any given winery. For example, at South Coast Winery Resort & Spa we can have up to 54 different wines for sale at any given time. The reason that I am able to do that is by maintaining vineyards throughout Temecula Valley Wine Country. More acreage of planted vineyards = more potential to diversify the types of wines that can be produced in Temecula Valley Wine Country.

Thank you for your time and consideration.

Sincerely,

James A. Carter  
Owner/Vintner, South Coast Winery Resort & Spa  
California State Winery of the Year 2008, 2009 & 2013

09.24.2013

16-3

2013-9-119755



**FACSIMILE TRANSMITTAL SHEET**

TO: CLERK OF THE BOARD	FROM: ELIZABETH MORALES
COMPANY: South Coast Winery	DATE: 9/24/13
FAX NUMBER: 951-955-1071	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S FAX NUMBER: 951-491-8070
RE: INSPECTION REQUEST	SENDER'S PHONE NUMBER: 951-587-9463 x7202

- URGENT   
  FOR REVIEW   
 PLEASE COMMENT   
  PLEASE REPLY   
  PLEASE RECYCLE

NOTES/COMMENTS:

**Comments Regarding Agenda Item 16-3**

