

ASMT: 942100023, APN: 942100023  
SHEENA CATHEY, ETAL  
39195 AVENIDA ANTONOVICH  
TEMECULA, CA. 92591

ASMT: 942100034, APN: 942100034  
SANDRA HUTCHINSON, ETAL  
39460 HILT RD  
TEMECULA, CA. 92591

ASMT: 942100024, APN: 942100024  
VERONICA KERRAVCIC, ETAL  
39205 AVENIDA ANTONOVICH  
TEMECULA, CA. 92591

ASMT: 942100035, APN: 942100035  
WILLIAM LEO  
37895 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 942100025, APN: 942100025  
MARK DIX  
17 BUCCANEER WAY  
CORONADO CA 92118

ASMT: 942100036, APN: 942100036  
GLADYS UHRICH  
36210 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 942100028, APN: 942100028  
PATRICIA EGGERS, ETAL  
P O BOX 893896  
TEMECULA CA 92589

ASMT: 942100040, APN: 942100040  
PATRICIA SAKATA, ETAL  
36580 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 942100029, APN: 942100029  
ANA RODRIGUEZ, ETAL  
162 E FAIRFIELD DR  
CLAREMONT CA 91711

ASMT: 942100041, APN: 942100041  
LAURA REYES, ETAL  
37000 BUCK RD  
TEMECULA, CA. 92591

ASMT: 942100030, APN: 942100030  
MARIA NEGRETE, ETAL  
39060 AVENIDA ANTONOVICH  
TEMECULA, CA. 92592

ASMT: 942100042, APN: 942100042  
SUSAN GREENE, ETAL  
39065 AVENIDA ANTONOVICH  
TEMECULA, CA. 92591

ASMT: 942100033, APN: 942100033  
MARTHA WILSON, ETAL  
39250 HILT RD  
TEMECULA, CA. 92591

ASMT: 942110006, APN: 942110006  
LINA PHILLIPS, ETAL  
C/O PAUL PHILLIPS  
P O BOX 890898  
TEMECULA CA 92589



ASMT: 942130007, APN: 942130007  
ANNIE LEE, ETAL  
C/O CAU LUJ  
6519 HAVENWOOD CIR  
HUNTINGTON BEACH CA 92648

ASMT: 942130017, APN: 942130017  
KEN WANTINK, ETAL  
33583 VINO WAY  
TEMECULA CA 92591

ASMT: 942130008, APN: 942130008  
SUZANNE GESIRIECH, ETAL  
36733 CLEMENS AVE  
BARSTOW CA 92311

ASMT: 942130018, APN: 942130018  
RHONDA CORTES, ETAL  
45640 CORTE ROYAL  
TEMECULA CA 92592

ASMT: 942130009, APN: 942130009  
DEANNA YAP, ETAL  
1355 STONE MEADOW CT  
CAMARILLO CA 93010

ASMT: 942130019, APN: 942130019  
DANA HOWE  
2106 CRYSTAL DOWNS DR  
CORONA CA 92883

ASMT: 942130010, APN: 942130010  
MY CAMPUS  
2278 COUNTRY CLUB LOOP  
WESTMINSTER CO 80234

ASMT: 942140001, APN: 942140001  
MICHELLE RUCKER  
32237 CALLESITO FADRIQUE  
TEMECULA CA 92592

ASMT: 942130011, APN: 942130011  
ALICE SIMONIAN, ETAL  
342 N NORTON AVE  
LOS ANGELES CA 90004

ASMT: 942140003, APN: 942140003  
NADIA FARBER  
P O BOX 113  
MEDFORD NY 11763

ASMT: 942130014, APN: 942130014  
EVELYN BREHM, ETAL  
41869 VARDON DR  
TEMECULA CA 92591

ASMT: 942140009, APN: 942140009  
JOAN ZUPKAS, ETAL  
1280 ARCHER ST  
SAN DIEGO CA 92109

ASMT: 942130016, APN: 942130016  
DANA HOWE  
2106 CRYSTAL DOWNS  
CORONA CA 92881

ASMT: 942150006, APN: 942150006  
LANI RAGER  
39695 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942150007, APN: 942150007  
EDNA BARNES, ETAL  
39615 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942160005, APN: 942160005  
RHONDA SCHIEWE, ETAL  
P O BOX 892546  
TEMECULA CA 92589

ASMT: 942150008, APN: 942150008  
STEPHEN WELTY, ETAL  
39393 SOLIDAGO RD  
TEMECULA CA 92591

ASMT: 942160016, APN: 942160016  
DONNA BLANCHARD  
39815 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942150010, APN: 942150010  
JAN SCHNEIDER, ETAL  
39345 SOLIDAGO  
TEMECULA CA 92591

ASMT: 942160017, APN: 942160017  
VINEYARDS, ETAL  
35960 RANCHO CALIF RD  
TEMECULA CA 92591

ASMT: 942150011, APN: 942150011  
INDRANI GILL, ETAL  
56 TIMOR SEA  
NEWPORT COAST CA 92657

ASMT: 942160019, APN: 942160019  
CHRISTINE DECKER, ETAL  
39700 BERENDA RD  
TEMECULA CA 92591

ASMT: 942160002, APN: 942160002  
TERRYL WELTY, ETAL  
P O BOX 894021  
TEMECULA CA 92589

ASMT: 942160020, APN: 942160020  
HARRY CARTWRIGHT  
39635 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942160003, APN: 942160003  
CANDACE WELTY, ETAL  
39450 SOLIDAGO RD  
TEMECULA CA 92591

ASMT: 942160021, APN: 942160021  
JIERANAI MAIER, ETAL  
P O BOX 891203  
TEMECULA CA 92589

ASMT: 942160004, APN: 942160004  
SHERYL MARSH, ETAL  
P O BOX 890397  
TEMECULA CA 92589

ASMT: 942160022, APN: 942160022  
SHIRLEY SCOFIELD, ETAL  
39745 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942160023, APN: 942160023  
FERN BEEMAN, ETAL  
39793 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942190012, APN: 942190012  
LANFLISI II, ETAL  
SOUTH TOWER NO 2011  
2170 CENTURY PARK E  
LOS ANGELES CA 90067

ASMT: 942160024, APN: 942160024  
LORRAINE WELTY, ETAL  
39650 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942190013, APN: 942190013  
MICHAEL URMAN  
35555 MONTE DE ORO RD  
TEMECULA, CA. 92592

ASMT: 942160027, APN: 942160027  
CLAIRE HYTTEN, ETAL  
8648 LEHIGH AVE  
SUN VALLEY CA 91352

ASMT: 942190014, APN: 942190014  
MAY LORAH, ETAL  
35767 VIA LAS RAMBLAS  
TEMECULA CA 92592

ASMT: 942170001, APN: 942170001  
VINEYARDS INC, ETAL  
35960 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 942190016, APN: 942190016  
PAUL BENEVIDES  
C/O SPECIALTY METALS INDUSTRIES  
P O BOX 890293  
TEMECULA CA 92589

ASMT: 942170006, APN: 942170006  
VINEYARDS, ETAL  
35960 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 942200005, APN: 942200005  
INGEBORG HEINZELMANN, ETAL  
C/O VIOLAS MGMT CO  
42568 JOLENE CT  
TEMECULA CA 92592

ASMT: 942180003, APN: 942180003  
OGB PARTNERS  
C/O KEN ZIGNORSKY  
35820 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 942200006, APN: 942200006  
REGINA SANCHEZ, ETAL  
40005 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 942190009, APN: 942190009  
SOUTHERN CALIFORNIA EDISON CO  
14799 CHESTNUT ST  
WESTMINSTER CA 92683

ASMT: 942200007, APN: 942200007  
JOHNNY TOURINO  
4420 E MIRA LOMA AVE NO M  
ANAHEIM CA 92807



ASMT: 942200010, APN: 942200010  
PATRICIA BROWN, ETAL  
P O BOX 891836  
TEMECULA CA 92589

ASMT: 942230009, APN: 942230009  
MERI ROSA PRYCE, ETAL  
38589 HILLSIDE TRAIL DR  
MURRIETA CA 92562

ASMT: 942200011, APN: 942200011  
PALUMBO FAMILY PROP  
C/O NICHOLAS PALUMBO  
P O BOX 89202  
TEMECULA CA 92589

ASMT: 942230010, APN: 942230010  
BRENWEST LEASING  
27440 BOSTIK CT  
TEMECULA CA 92590

ASMT: 942200012, APN: 942200012  
CINDY YOST  
35615 MONTE DE ORO  
TEMECULA, CA. 92592

ASMT: 942230011, APN: 942230011  
SIENA ESTATES INC  
C/O CLAUDIO PONTE  
30343 CANWOOD ST NO 206  
AGOURA HILLS CA 91301

ASMT: 942200014, APN: 942200014  
PALUMBO FAMILY PROP  
C/O NICHOLAS PALUMBO  
P O BOX 893202  
TEMECULA CA 92589

ASMT: 942230013, APN: 942230013  
NANCY DUNCHOK, ETAL  
945 APPALACHIAN  
CLAREMONT CA 91711

ASMT: 942220003, APN: 942220003  
MICHAEL MCMILLAN  
P O BOX 35  
TEMECULA CA 92593

ASMT: 942230015, APN: 942230015  
DEBRA MCCASLIN, ETAL  
41990 GREEN TREE RD  
TEMECULA CA 92592

ASMT: 942220006, APN: 942220006  
PATRICIA MCMILLAN, ETAL  
29379 RCH CALIFORNIA 201  
TEMECULA CA 92591

ASMT: 942230016, APN: 942230016  
STEPHEN MCMENAMIN, ETAL  
2121 SKYLINE DR  
FULLERTON CA 92831

ASMT: 942230008, APN: 942230008  
WIENS CELLARS  
35055 VIA DEL PONTE  
TEMECULA, CA. 92592

ASMT: 942230017, APN: 942230017  
LULU MAZENOD, ETAL  
28910 INDIAN VALLEY RD  
RANCHO PALOS VERDE CA 90275



ASMT: 942230018, APN: 942230018  
GRAPEROAD  
C/O REI MANAGEMENT CO  
31416 AGOURA RD STE 210  
WESTLAKE VILLAGE CA 91361

ASMT: 942250028, APN: 942250028  
DEBRA HALL, ETAL  
39870 ANZA RD  
TEMECULA, CA. 92591

ASMT: 942230025, APN: 942230025  
PVI INV  
C/O LEAH SCHMITT  
30343 CANWOOD ST STE 206  
AGOURA HILLS CA 91301

ASMT: 942250031, APN: 942250031  
BETTY OURSLER, ETAL  
P O BOX 890487  
TEMECULA CA 92589

ASMT: 942230027, APN: 942230027  
TEMECULA SPRINGS LTD PARTNERSHIP  
C/O JEFF CARTER  
3719 S PLAZA DR  
SANTA ANA CA 92704

ASMT: 942250032, APN: 942250032  
ELMA PENA, ETAL  
40101 BERENDA RD  
TEMECULA CA 92591

ASMT: 942230028, APN: 942230028  
WENDY CRAMER, ETAL  
40970 ANZA RD  
TEMECULA, CA. 92590

ASMT: 942250033, APN: 942250033  
MELISSA WONACOTT, ETAL  
40035 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942240006, APN: 942240006  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

ASMT: 942250034, APN: 942250034  
WILFRED CRISMAN  
529 LAS LOMAS RD  
DUARTE CA 91010

ASMT: 942250026, APN: 942250026  
KATHLEEN MORRIN, ETAL  
39770 ANZA RD  
TEMECULA CA 92591

ASMT: 942250035, APN: 942250035  
MARIKA VIERLING  
40001 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250027, APN: 942250027  
EVELYN JOZWIAK, ETAL  
39790 ANZA RD  
TEMECULA, CA. 92591

ASMT: 942250036, APN: 942250036  
KEIRA LARA, ETAL  
34555 HUSBAND COVE  
TEMECULA, CA. 92591

ASMT: 942250037, APN: 942250037  
VIRGINIA RUSSELL, ETAL  
14750 NATALIE DR  
WHITTIER CA 90604

ASMT: 942250044, APN: 942250044  
JUDITH FOSTER  
38830 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250038, APN: 942250038  
MARGARITA S REV TR, ETAL  
C/O JOSE RAMON RENTERIA  
36996 RANCH HOUSE ST  
MURRIETA CA 92563

ASMT: 942250045, APN: 942250045  
CAROL MITCHELLA, ETAL  
39820 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250039, APN: 942250039  
LYNN SAUNDERS, ETAL  
2267 CARRIAGE DR  
ROLLING HILLS EST CA 90274

ASMT: 942250046, APN: 942250046  
LUCY BISHOP  
39860 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250040, APN: 942250040  
THERESA LEE, ETAL  
39845 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250047, APN: 942250047  
SUNNY CARNAGEY, ETAL  
39886 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250041, APN: 942250041  
SARA PEREZ, ETAL  
39801 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250048, APN: 942250048  
BRAEDON WADE, ETAL  
10960 WILSHIRE BLV 5TH FL  
LOS ANGELES CA 90024

ASMT: 942250042, APN: 942250042  
DANIEL BARNARD  
39800 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250049, APN: 942250049  
MARIA MURILLO, ETAL  
39940 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250043, APN: 942250043  
LINDA RAY  
39810 BERENDA RD  
TEMECULA CA 92591

ASMT: 942250051, APN: 942250051  
DEBRA THOMPSON  
39950 ANZA RD  
TEMECULA, CA. 92591



ASMT: 942250054, APN: 942250054  
LORIMAR PROP  
C/O LAWRENCE LIPTON  
39990 ANZA RD  
TEMECULA, CA. 92591

ASMT: 943020018, APN: 943020018  
JENNIFER HOLT, ETAL  
32135 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 942260003, APN: 942260003  
ROCHELLE RAND  
P O BOX 124725  
SAN DIEGO CA 92112

ASMT: 943020019, APN: 943020019  
ROMANA POKORNY PIRES, ETAL  
6260 E PALO ALTO DR  
ANAHEIM CA 92807

ASMT: 943020012, APN: 943020012  
MARIA COSTA  
42245 REMINGTON AV NO B17  
TEMECULA CA 92590

ASMT: 943020020, APN: 943020020  
CINDY VICE, ETAL  
32200 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943020013, APN: 943020013  
MARY LARA, ETAL  
40120 BUTTERFIELD STAGE RD  
TEMECULA, CA. 92591

ASMT: 943030006, APN: 943030006  
EVA WOODSMALL, ETAL  
32250 VISTA DEL MONTE RD  
TEMECULA, CA. 92591

ASMT: 943020014, APN: 943020014  
KHATIDJA SORAH, ETAL  
P O BOX 362  
MURRIETA CA 92564

ASMT: 943030007, APN: 943030007  
SANDRA LOPEZ, ETAL  
12574 SWAN CANYON PL  
SAN DIEGO CA 92131

ASMT: 943020015, APN: 943020015  
NICHOLE SWEETON, ETAL  
32100 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943030008, APN: 943030008  
ELLEN SHELL, ETAL  
3441 CLAIRTON PL  
ENCINO CA 91436

ASMT: 943020017, APN: 943020017  
MARY JONES, ETAL  
P O BOX 890343  
TEMECULA CA 92589

ASMT: 943030009, APN: 943030009  
GRACE LEE  
10344 CRAFTSMAN WAY 302  
SAN DIEGO CA 92127

ASMT: 943030010, APN: 943030010  
XUEDONG FU, ETAL  
19480 E COLINA DR  
WALNUT CA 91789

ASMT: 943040010, APN: 943040010  
KIMBERLY HEISINGER, ETAL  
31975 LUZON ST  
TEMECULA CA 92591

ASMT: 943030011, APN: 943030011  
VINEYARDS OF VISTA DEL MONTE  
C/O KEN ZIGNORSKI  
35820 RNCHO CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 943040013, APN: 943040013  
AMRIT TOOR  
C/O HOSPITALITY CAR WASH  
40495 WINCHESTER RD  
TEMECULA CA 92591

ASMT: 943040003, APN: 943040003  
DAYNA COLLOM, ETAL  
32032 LA SERENA WAY  
TEMECULA, CA. 92591

ASMT: 943040014, APN: 943040014  
BOONSTRA GROUP  
847 PINWOOD DR  
OCEANSIDE CA 92057

ASMT: 943040004, APN: 943040004  
KL INV CO  
32043 CAMINO RABAGO  
TEMECULA CA 92592

ASMT: 943050006, APN: 943050006  
NANCY MIZE, ETAL  
32850 VISTA DEL MONTE RD  
TEMECULA, CA. 92591

ASMT: 943040007, APN: 943040007  
LAURA HART, ETAL  
1617 PORT AVE  
TORRANCE CA 90501

ASMT: 943050009, APN: 943050009  
NANCY MIZE, ETAL  
32850 VISTA DEL MONTE  
TEMECULA CA 92591

ASMT: 943040008, APN: 943040008  
LYNN HART  
30169 CALLE HALCON  
TEMECULA CA 92590

ASMT: 943050011, APN: 943050011  
TINA VECCHI, ETAL  
P O BOX 890846  
TEMECULA CA 92589

ASMT: 943040009, APN: 943040009  
STACY NELSON, ETAL  
40483 VIA GAMAY WAY  
TEMECULA, CA. 92591

ASMT: 943050012, APN: 943050012  
JULIE HOLTMAN, ETAL  
32610 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943050013, APN: 943050013  
 MARY WILLIS, ETAL  
 32925 VISTA DE ORO  
 TEMECULA, CA. 92591

ASMT: 943050021, APN: 943050021  
 JERRI SUDDON, ETAL  
 P O BOX 890831  
 TEMECULA CA 92589

ASMT: 943050014, APN: 943050014  
 SHIRIN OLOUMI, ETAL  
 1155 CAMINO DEL MAR 470  
 DEL MAR CA 92014

ASMT: 943060011, APN: 943060011  
 LOUIDAR  
 C/O LOUIS DARWISH  
 P O BOX 891510  
 TEMECULA CA 92591

ASMT: 943050015, APN: 943050015  
 JANE WADDICK, ETAL  
 32727 VISTA DEL MONTE  
 TEMECULA, CA. 92592

ASMT: 943090015, APN: 943090015  
 LINDA SMITH, ETAL  
 27475 YNEZ RD NO 309  
 TEMECULA CA 92591

ASMT: 943050016, APN: 943050016  
 SUZANNE ZYCHOWICZ, ETAL  
 40242 HOLDEN CIR  
 TEMECULA CA 92591

ASMT: 943090016, APN: 943090016  
 RENEE SANTOS, ETAL  
 41333 ARMADA DR  
 TEMECULA, CA. 92591

ASMT: 943050017, APN: 943050017  
 JOYCE WOODMANSEE, ETAL  
 28750 KATHLEEN AVE  
 SANTA CLARITA CA 91390

ASMT: 943090018, APN: 943090018  
 MANYA KOBZOFF  
 41350 ARMADA PL  
 TEMECULA, CA. 92591

ASMT: 943050018, APN: 943050018  
 SHIRLEY LASSLEY, ETAL  
 32850 VISTA DE ORO  
 TEMECULA CA 92591

ASMT: 943090022, APN: 943090022  
 SHIRLEY SABA, ETAL  
 41309 AVENIDA BIONA  
 TEMECULA CA 92591

ASMT: 943050019, APN: 943050019  
 KATHLEEN FRANZREB, ETAL  
 4 SURREY LN  
 RANCHO PALOS VERDES CA 90274

ASMT: 943090023, APN: 943090023  
 MARY KONCHAR, ETAL  
 41100 AVENIDA BIONA  
 TEMECULA, CA. 92591



ASMT: 943090027, APN: 943090027  
NANCY HART, ETAL  
4290 HIGHLAND DR  
CARLSBAD CA 92008

ASMT: 943110016, APN: 943110016  
DOROTHY GOUDY, ETAL  
24 BAY DR  
SOUTH LAGUNA CA 92651

ASMT: 943090028, APN: 943090028  
JENNIFER CALIXTO, ETAL  
31307 SANTIAGO RD  
TEMECULA CA 92592

ASMT: 943110017, APN: 943110017  
DEANNA CARPINELLI, ETAL  
33350 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 943100005, APN: 943100005  
GALE JACKSON  
C/O G NICHOLAS VATERS JR  
P O BOX 892710  
TEMECULA CA 92589

ASMT: 943110018, APN: 943110018  
89 PERCENT  
1441 9TH AVE NO 2002  
SAN DIEGO CA 92101

ASMT: 943100007, APN: 943100007  
EUROPA VILLAGE  
41391 KALMIA ST STE 100  
MURRIETA CA 92562

ASMT: 943110020, APN: 943110020  
CELEBRATION CELLARS  
33410 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 943100009, APN: 943100009  
CAROL BAILY, ETAL  
36150 PAUBA RD  
TEMECULA CA 92592

ASMT: 943120014, APN: 943120014  
LOUDAR  
33820 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943100011, APN: 943100011  
GABRIELLA BRINKMEYER, ETAL  
33400 LA SERENA WAY  
TEMECULA CA 92591

ASMT: 943120018, APN: 943120018  
JERRI OWEN, ETAL  
39701 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943110011, APN: 943110011  
TERIANNE HOLT, ETAL  
41005 REID CT  
TEMECULA, CA. 92591

ASMT: 943120019, APN: 943120019  
SUSAN BRODERSEN, ETAL  
39847 CALLE CONTENTO  
TEMECULA, CA. 92591



ASMT: 943120021, APN: 943120021  
CARRIE PELTZER, ETAL  
40275 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 943140005, APN: 943140005  
SUSHEILA SHEAGLEY, ETAL  
39425 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943120022, APN: 943120022  
KOO INTERNATIONAL CORP, ETAL  
323 WEST COURT STE 301  
SAN BERNARDINO CA 92401

ASMT: 943140006, APN: 943140006  
LINDA MEINHARDT, ETAL  
39485 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943120033, APN: 943120033  
LOUIDAR  
33820 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 943140007, APN: 943140007  
JOSEFINA MENCHACA, ETAL  
40460 CHAUNCEY WAY  
TEMECULA CA 92591

ASMT: 943130006, APN: 943130006  
DARLA BOWLEY  
33075 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943140011, APN: 943140011  
HELEN HADDAD, ETAL  
45580 ANZA RD  
TEMECULA CA 92592

ASMT: 943130007, APN: 943130007  
KATHLEEN BONELLO, ETAL  
33087 VISTA DEL MONTE RD  
TEMECULA, CA. 92591

ASMT: 943140014, APN: 943140014  
NICOLE SCHULER  
33100 VISTA DEL MONTE  
TEMECULA CA 92591

ASMT: 943130008, APN: 943130008  
ANN ZUN, ETAL  
33105 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943180004, APN: 943180004  
ALNI, ETAL  
24933 ARIELLA DR  
CALABASAS CA 91302

ASMT: 943130009, APN: 943130009  
GAIL BRADLEY, ETAL  
33133 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943190021, APN: 943190021  
DOROTHY CARFRAE, ETAL  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631



ASMT: 943190022, APN: 943190022  
MARGARET LUCEY, ETAL  
39957 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943210009, APN: 943210009  
EILEEN RIVARD  
40205 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943190030, APN: 943190030  
LISA YODER, ETAL  
33667 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943210010, APN: 943210010  
JODI DUBOTS, ETAL  
33775 CORTE PRIVADA  
TEMECULA, CA. 92591

ASMT: 943190034, APN: 943190034  
SHANA HILL, ETAL  
40124 SPERRY CT  
TEMECULA, CA. 92591

ASMT: 943210012, APN: 943210012  
NALINI PATEL, ETAL  
978 S LADAN LN  
ANAHEIM HILLS CA 92808

ASMT: 943200017, APN: 943200017  
THELMA JOHNSON  
33900 VINO WAY RD  
TEMECULA, CA. 92591

ASMT: 943210013, APN: 943210013  
FELICITAS YAKUT, ETAL  
39788 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943200020, APN: 943200020  
CAROL HALEY, ETAL  
39625 ANZA RD  
TEMECULA, CA. 92591

ASMT: 943220002, APN: 943220002  
RUTH MAIS, ETAL  
39841 ANZA RD  
TEMECULA, CA. 92591

ASMT: 943200030, APN: 943200030  
ROSALYN BRAINARD, ETAL  
P O BOX 892544  
TEMECULA CA 92589

ASMT: 943230001, APN: 943230001  
109 ACRES  
C/O JAMES CARTER  
P O BOX 28739  
SANTA ANA CA 92799

ASMT: 943210007, APN: 943210007  
ROBIN RENNAKER, ETAL  
33805 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943230004, APN: 943230004  
DARA ZHANG, ETAL  
32301 CORTE PALACIO  
TEMECULA CA 92591



ASMT: 943230005, APN: 943230005  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 943250016, APN: 943250016  
MARGARET CONNELLY, ETAL  
P O BOX 891311  
TEMECULA CA 92589

ASMT: 943240004, APN: 943240004  
FALKNER WINERY INC  
7625 HILLSIDE DR  
LA JOLLA CA 92037

ASMT: 943250017, APN: 943250017  
VIOLET HAMILTON  
2341 SABLE TREE CIR  
TUSTIN CA 92780

ASMT: 943240006, APN: 943240006  
RAUL RAMIREZ  
440 W MARKHAM ST  
PERRIS CA 92571

ASMT: 943250018, APN: 943250018  
CALVARY CHAPEL BIBLE FELLOWSHIP  
34180 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943250012, APN: 943250012  
KENNETH VEASEY  
30520 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943250019, APN: 943250019  
MARVIN SMOTRICH, ETAL  
4957 CALVIN AVE  
TARZANA CA 91356

ASMT: 943250013, APN: 943250013  
COLLEEN KLINE, ETAL  
P O BOX 893713  
TEMECULA CA 92589

ASMT: 943250021, APN: 943250021  
CALVARY CHAPEL BIBLE FELLOWSHIP INC  
34180 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 943250014, APN: 943250014  
DENISE KILPATRICK, ETAL  
40853 BUCHAREST ST  
TEMECULA, CA. 92591

ASMT: 943260024, APN: 943260024  
PDM TEMECULA  
C/O PATRICIA LIN  
910 CAMINO DEL MAR STE A  
DEL MAR CA 92014

ASMT: 943250015, APN: 943250015  
MELANIE GIBSON, ETAL  
40851 NEWTON AVE  
TEMECULA, CA. 92591

ASMT: 943260027, APN: 943260027  
EUROPA VINEYARD ESTATES  
41391 KALMIA ST NO 200  
MURRIETA CA 92562



ASMT: 943260046, APN: 943260046  
EUROPA VILLAGE  
C/O DENIS FERGUSON  
41391 KALMIA ST  
MURRIETA CA 92562

ASMT: 943280008, APN: 943280008  
CARMEN BASHE, ETAL  
40284 CALLE CALETA  
TEMECULA, CA. 92591

ASMT: 943280001, APN: 943280001  
SHARON DILDAY, ETAL  
40070 CALLE CABERNET  
TEMECULA CA 92591

ASMT: 951020001, APN: 951020001  
MIKE ABGHARI  
12 VIA AMBRA  
NEWPORT COAST CA 92657

ASMT: 943280002, APN: 943280002  
GABRIELLA SEBOK, ETAL  
40134 CALLE CABERNET  
TEMECULA CA 92591

ASMT: 951020003, APN: 951020003  
MEI KAO  
11 F 477 MING SHUI RD  
TAIPEI TAIWAN ROC

ASMT: 943280004, APN: 943280004  
CHATEAU DHUIS  
3350 E 7TH ST NO 811  
LONG BEACH CA 90804

ASMT: 951020004, APN: 951020004  
LYNN PROVIN  
23863 CORTE EMERADO  
MURRIETA CA 92562

ASMT: 943280005, APN: 943280005  
LORENZA RECENDEZ, ETAL  
P O BOX 892922  
TEMECULA CA 92589

ASMT: 951020006, APN: 951020006  
CAPITAL GROUP, ETAL  
C/O XINFENG JIA  
9970 IRVINE CENTER DR  
IRVINE CA 92618

ASMT: 943280006, APN: 943280006  
MELANIE KUEHNEL, ETAL  
40174 CALLE CALETA  
TEMECULA, CA. 92591

ASMT: 951020007, APN: 951020007  
THORNTON WINERY  
P O BOX 9008  
TEMECULA CA 92589

ASMT: 943280007, APN: 943280007  
JOHN REINGRUBER  
40250 CALLE CALETA  
TEMECULA, CA. 92591

ASMT: 951030003, APN: 951030003  
ERIC JACOBSON  
41519 AVENIDA BORDEAUX  
TEMECULA, CA. 92592



ASMT: 951030009, APN: 951030009  
JENNIFER MANFREDI, ETAL  
P O BOX 890880  
TEMECULA CA 92589

ASMT: 951030055, APN: 951030055  
SISTERS OF CO OF MARY OUR LADY  
16791 E MAIN ST  
TUSTIN CA 92780

ASMT: 951030010, APN: 951030010  
SUZANNE OESTERLING, ETAL  
32789 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951040006, APN: 951040006  
KAREN STANN, ETAL  
43407 TYLMAN ST  
TEMECULA CA 92592

ASMT: 951030011, APN: 951030011  
ACHALA DORAISWAMY, ETAL  
32831 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951040007, APN: 951040007  
GREGORY KOLL  
P O BOX 1658  
TEMECULA CA 92593

ASMT: 951030012, APN: 951030012  
LISA PLATTS, ETAL  
41575 AVENIDA BORDEAUX  
TEMECULA, CA. 92592

ASMT: 951040008, APN: 951040008  
PATRICIA JONES, ETAL  
130 ACACIA WAY  
CORONADO CA 92118

ASMT: 951030052, APN: 951030052  
MIRABELLE HAN, ETAL  
2889 PLAZA DEL AMO NO 105  
TORRANCE CA 90503

ASMT: 951040009, APN: 951040009  
MONIKA SHAHAM, ETAL  
3496 SPRINGHILL CT  
LAFAYETTE CA 94549

ASMT: 951030053, APN: 951030053  
GRETCHEN SCHORR  
32621 AVENIDA LESTONNAC  
TEMECULA CA 92590

ASMT: 951040014, APN: 951040014  
KAMRAN QURESHI, ETAL  
1011 E DEVONSHIRE AVE  
HEMET CA 92543

ASMT: 951030054, APN: 951030054  
THERESA CARPENTER, ETAL  
32665 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951040018, APN: 951040018  
CSH TEMECULA  
975 F ST NW 9TH FL  
WASHINGTON DC 20001



ASMT: 951050001, APN: 951050001  
SHANNON FERRERAS, ETAL  
P O BOX 893308  
TEMECULA CA 92589

ASMT: 951050010, APN: 951050010  
LISA BURSCH, ETAL  
41162 MESA ROBLES CIR  
TEMECULA, CA. 92592

ASMT: 951050002, APN: 951050002  
ROBIN PARKER, ETAL  
32070 CORTE BACARRO  
TEMECULA CA 92592

ASMT: 951050011, APN: 951050011  
LISA BURSCH, ETAL  
41162 MESA ROBLES CR  
TEMECULA CA 92592

ASMT: 951050003, APN: 951050003  
FRANK ULTIMO  
41870 BUTTERFIELD STAGE RD  
TEMECULA, CA. 92592

ASMT: 951050012, APN: 951050012  
HEATHER MANSOR, ETAL  
33288 PAUBA RD  
TEMECULA CA 92592

ASMT: 951050004, APN: 951050004  
FRANK ULTIMO  
41870 BUTTERFIELD STAGE  
TEMECULA CA 92592

ASMT: 951050017, APN: 951050017  
DONNA HENNEMAN, ETAL  
33360 PAUBA RD  
TEMECULA CA 92592

ASMT: 951050005, APN: 951050005  
ELEANOR SCHMORANZER, ETAL  
33150 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951050020, APN: 951050020  
JOHN WAYLAND  
33342 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951050006, APN: 951050006  
INGRID YOUNG, ETAL  
41171 MESA ROBLES CIR  
TEMECULA, CA. 92592

ASMT: 951050021, APN: 951050021  
GLADYS MCDONALD, ETAL  
41101 MESA ROBLES CIR  
TEMECULA, CA. 92592

ASMT: 951050009, APN: 951050009  
LORETTA SANDERS, ETAL  
41050 MESA ROBLES CIR  
TEMECULA, CA. 92592

ASMT: 951060002, APN: 951060002  
ROSA BARCELO, ETAL  
C/O BRUCE MACBETH  
1210 RAINBOW HILLS RD  
FALLBROOK CA 92028



ASMT: 951060003, APN: 951060003  
MEY WANG, ETAL  
1429 CASPIAN CT  
WALNUT CA 91789

ASMT: 951070002, APN: 951070002  
JOSEPH TORCASO  
P O BOX 890926  
TEMECULA CA 92589

ASMT: 951060009, APN: 951060009  
DAWG POUND PROP, ETAL  
26790 YNEZ CT STE 2B  
TEMECULA CA 92591

ASMT: 951070005, APN: 951070005  
ERIN LAMB, ETAL  
32965 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951060010, APN: 951060010  
MANON CAROCCI, ETAL  
11 KENDALL PL  
FOOTHILL RANCH CA 92610

ASMT: 951070006, APN: 951070006  
ERIN LAMB, ETAL  
32550 AVENIDA LESTONNAC  
TEMECULA CA 92592

ASMT: 951060011, APN: 951060011  
USHA SACHDEV, ETAL  
11292 PINECONE ST  
CORONA CA 92883

ASMT: 951070009, APN: 951070009  
CYNTHIA LOBB, ETAL  
32938 AVENIDA LESTONNAC RD  
TEMECULA, CA. 92592

ASMT: 951060012, APN: 951060012  
MICHELE COLEMAN, ETAL  
1919 HILLCREST DR  
HERMOSA BEACH CA 90254

ASMT: 951070010, APN: 951070010  
TONYA BAKER, ETAL  
P O BOX 3383  
KIRKLAND WA 98083

ASMT: 951060013, APN: 951060013  
CHURON WINERY  
C/O RONALD THOMAS  
3450 PACIFIC COAST HWY  
VENTURA CA 93001

ASMT: 951070011, APN: 951070011  
MARY CACHAT, ETAL  
41504 AVENIDA BORDEAUX  
TEMECULA, CA. 92592

ASMT: 951070001, APN: 951070001  
RENATE DUGAN, ETAL  
32905 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951070012, APN: 951070012  
JULIANA PRITCHARD  
41280 BERKSWELL  
TEMECULA, CA. 92592

ASMT: 951070013, APN: 951070013  
GABRIELA BRINKMEYER, ETAL  
33400 SERENA WAY  
TEMECULA CA 92591

ASMT: 951070024, APN: 951070024  
CHERYL JAKOFSKY, ETAL  
32949 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951070014, APN: 951070014  
DONNA WORLEY  
P O BOX 890460  
TEMECULA CA 92589

ASMT: 951070025, APN: 951070025  
CHERYL JAKOFSKY, ETAL  
33150 AVENIDA LESTONNAC  
TEMECULA CA 92592

ASMT: 951070015, APN: 951070015  
LYNETTE NICOLL, ETAL  
P O BOX 891  
TAYLOR AZ 85939

ASMT: 951070027, APN: 951070027  
LAKE CHIVAL  
32823 TEMECULA PKWY  
TEMECULA CA 92592

ASMT: 951070017, APN: 951070017  
GAGANDEEP DHANOA, ETAL  
2573 E WIND WAY  
SIGNAL HILL CA 90755

ASMT: 951070028, APN: 951070028  
CHRISTOPHER CONSENTINO  
33130 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951070019, APN: 951070019  
DEBRA KOLEK, ETAL  
41455 CIRCLE M DR  
TEMECULA, CA. 92592

ASMT: 951080009, APN: 951080009  
SABIHA POUILLATH, ETAL  
41825 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951070020, APN: 951070020  
BLP ENTERPRISES  
C/O LENA HOLLAND  
3032 PANSY CIR  
CORONA CA 92881

ASMT: 951080010, APN: 951080010  
ALISA GARRETT, ETAL  
41955 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951070023, APN: 951070023  
PAULA SERRANO, ETAL  
32945 AVENIDA LESTONNAC  
TEMECULA, CA. 92592

ASMT: 951080011, APN: 951080011  
SUE MANSOUR, ETAL  
11005 PINZON WAY  
SAN DIEGO CA 92127

ASMT: 951080013, APN: 951080013  
DORIAN LINKOGLE, ETAL  
41720 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951080031, APN: 951080031  
MARTHA MCKAY, ETAL  
41821 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951080018, APN: 951080018  
JAMES ALLMON  
41950 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951080032, APN: 951080032  
NATHANAEL ADAMS  
33171 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951080019, APN: 951080019  
CYNTHIA HODGES  
P O BOX 893992  
TEMECULA CA 92589

ASMT: 951080033, APN: 951080033  
MARCIA WALKER  
41714 AVENIDA DE ANITA  
TEMECULA, CA. 92592

ASMT: 951080020, APN: 951080020  
BRENDA KRUSE  
41815 AVENIDA DE ANITA  
TEMECULA, CA. 92592

ASMT: 951080034, APN: 951080034  
BONNIE KLEINBERG, ETAL  
271 WHITE OAK DR  
LAKE HAVASU CITY AZ 86403

ASMT: 951080022, APN: 951080022  
PAM FRALEIGH, ETAL  
C/O JOHN HOWARD LUTTGENS  
P O BOX 891870  
TEMECULA CA 92589

ASMT: 951080035, APN: 951080035  
ESTHER WILLIAMS, ETAL  
41850 AVENIDA DE ANITA  
TEMECULA, CA. 92592

ASMT: 951080024, APN: 951080024  
JANET MCCOLLOM, ETAL  
41930 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951080036, APN: 951080036  
CATHERINE OLSZEWSKI, ETAL  
41936 AVENIDA DE ANITA  
TEMECULA, CA. 92592

ASMT: 951080029, APN: 951080029  
MARIANE ALLEN, ETAL  
41721 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951080037, APN: 951080037  
HARNOIS MARTIN LIV TR UTD OCT 10 2012  
C/O MARTIN HARNOIS  
32976 SOTELO DR  
TEMECULA CA 92592



ASMT: 951080039, APN: 951080039  
DAVID GRANDE  
32925 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951090004, APN: 951090004  
GIGI DIBERNARDO, ETAL  
41141 REID CT  
TEMECULA, CA. 92592

ASMT: 951080040, APN: 951080040  
MARTHA MCKAY, ETAL  
P O BOX 891838  
TEMECULA CA 92589

ASMT: 951090015, APN: 951090015  
TED MCWHORTER  
33376 MADERA DE PLAYA ST  
TEMECULA, CA. 92592

ASMT: 951080044, APN: 951080044  
KATHRYN ADAMS  
11651 FREDRICK  
GARDEN GROVE CA 92840

ASMT: 951090019, APN: 951090019  
MEI HSIN, ETAL  
23 OLD PALI PL  
HONOLULU HI 96817

ASMT: 951080045, APN: 951080045  
BETTY REED  
1217 CANTANIA DR  
REDLANDS CA 92374

ASMT: 951090020, APN: 951090020  
ANGELA STEVANUS, ETAL  
33497 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951080046, APN: 951080046  
MARSHA BUSTIN, ETAL  
41935 CALLE CABRILLO  
TEMECULA, CA. 92592

ASMT: 951090021, APN: 951090021  
IRENE BRIGHT, ETAL  
33491 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951090002, APN: 951090002  
NATALIE SOO  
C/O KATHLEEN G HUANG  
1432 SANTA FE DR  
TUSTIN CA 92780

ASMT: 951090022, APN: 951090022  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

ASMT: 951090003, APN: 951090003  
SAMIR KHALAF, ETAL  
22 SALERMO  
LAGUNA NIGUEL CA 92677

ASMT: 951090025, APN: 951090025  
DENISE BEERER, ETAL  
33479 MADERA DE PLAYA  
TEMECULA, CA. 92590



ASMT: 951090027, APN: 951090027  
BARRETT BIRD  
21812 VIA DEL LAGO  
TRABUCO CANYON CA 92679

ASMT: 951090041, APN: 951090041  
JAMES KAWAGUCHI  
33425 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951090028, APN: 951090028  
NORA BABER, ETAL  
33442 MADERA DE PLAYA ST  
TEMECULA, CA. 92592

ASMT: 951100001, APN: 951100001  
TRUST, ETAL  
33515 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 951090029, APN: 951090029  
MARIA GUEVARRA, ETAL  
33400 MADERA DE PLAYA RD  
TEMECULA, CA. 92592

ASMT: 951110001, APN: 951110001  
TANUYA BIVIN, ETAL  
33502 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951090036, APN: 951090036  
VIVIAN BELLINI  
33302 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951110002, APN: 951110002  
LAURA GILLIAM, ETAL  
33510 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951090037, APN: 951090037  
DEBORAH HILL, ETAL  
PMB 227  
31805 HIGHWAY 79 S  
TEMECULA CA 92592

ASMT: 951110003, APN: 951110003  
BRICE PERRY  
33550 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951090038, APN: 951090038  
DEANNA CARSON, ETAL  
33352 MADERA DE PLAYA RD  
TEMECULA, CA. 92592

ASMT: 951110004, APN: 951110004  
VICKY RANEY, ETAL  
33600 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951090039, APN: 951090039  
ROBERT MADDISON  
33391 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951110005, APN: 951110005  
MARIA BORGES, ETAL  
12056 CHARLWOOD ST  
ARTESIA CA 90701



ASMT: 951110006, APN: 951110006  
PHILIP LEWIS  
33700 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110019, APN: 951110019  
MADELEINE BLOOMER, ETAL  
41615 ROWLAND CT  
TEMECULA, CA. 92592

ASMT: 951110007, APN: 951110007  
EILEEN RUNDE, ETAL  
33718 MADERA DE PLAYA DR  
TEMECULA CA 92590

ASMT: 951110020, APN: 951110020  
RUPALI HAWRANIK, ETAL  
41595 ROWLAND CT  
TEMECULA CA 92592

ASMT: 951110008, APN: 951110008  
LAEL HALL, ETAL  
P O BOX 986  
TEMECULA CA 92593

ASMT: 951110023, APN: 951110023  
SANTA KURAITIS, ETAL  
41610 ROWLAND CT  
TEMECULA, CA. 92592

ASMT: 951110009, APN: 951110009  
PATRICK DILLON  
33545 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110024, APN: 951110024  
DENA MACIAS, ETAL  
41590 ROWLAND CT  
TEMECULA, CA. 92592

ASMT: 951110010, APN: 951110010  
MICHELLE UYS, ETAL  
33605 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110025, APN: 951110025  
HOLLY BROWN, ETAL  
33735 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951110011, APN: 951110011  
LI CHIAO, ETAL  
17508 LINDA WAY  
CERRITOS CA 90703

ASMT: 951110027, APN: 951110027  
MARCIA SCHAEFER  
33721 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110018, APN: 951110018  
JOSEFINA BECK, ETAL  
P O BOX 891143  
TEMECULA CA 92589

ASMT: 951110028, APN: 951110028  
J CARDILLO LEE  
41575 ARROYO VISTA RD  
TEMECULA, CA. 92592



ASMT: 951120017, APN: 951120017  
WENDY CRAMER, ETAL  
41175 MESA VERDE  
TEMECULA, CA. 92592

ASMT: 951120024, APN: 951120024  
AMNON YADIN  
54145 AVENIDA VALLEJO  
LA QUINTA CA 92253

ASMT: 951120018, APN: 951120018  
STEVEN ALTFILLISHCH  
41105 MESA VERDE CIR  
TEMECULA, CA. 92592

ASMT: 951120025, APN: 951120025  
RENEE GOODACRE, ETAL  
41200 LOMAR CIR  
TEMECULA, CA. 92592

ASMT: 951120019, APN: 951120019  
HENRIETTE IBRAHIM, ETAL  
32210 CAMINO CALIARI  
TEMECULA CA 92592

ASMT: 951130004, APN: 951130004  
MARIE WEAVER, ETAL  
33740 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951120020, APN: 951120020  
JANET MYERS, ETAL  
41200 MESA VERDE CIR  
TEMECULA, CA. 92592

ASMT: 951130005, APN: 951130005  
MARIE WEAVER, ETAL  
33740 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951120021, APN: 951120021  
AMELIA HAMMERTON  
31979 CERCLE CHAMBERTIN  
TEMECULA CA 92591

ASMT: 951130006, APN: 951130006  
MADHUJA CHATTERJEE, ETAL  
7 SALVO  
IRVINE CA 92606

ASMT: 951120022, APN: 951120022  
JULIA ROBINSON, ETAL  
41155 LOMAR CIR  
TEMECULA, CA. 92592

ASMT: 951130007, APN: 951130007  
SHARON FERRE, ETAL  
33966 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951120023, APN: 951120023  
KRISTEN LACOMBE  
41101 LOMAR CIR  
TEMECULA, CA. 92592

ASMT: 951130008, APN: 951130008  
MARY MARTIN  
33985 MADERA DE PLAYA DR  
TEMECULA, CA. 92592



ASMT: 951130009, APN: 951130009  
RICHARD HARVEY  
33747 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951130016, APN: 951130016  
EVONNE MCMAHON, ETAL  
34222 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951130010, APN: 951130010  
MAYLIN NAVARRO, ETAL  
33771 MADERA DE PLAYA ST  
TEMECULA, CA. 92592

ASMT: 951130017, APN: 951130017  
DEBORAH MARTIN, ETAL  
41615 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951130011, APN: 951130011  
DEBRA ALVARADO, ETAL  
33851 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951130025, APN: 951130025  
CREATIVE SPACE INNOVATION  
C/O KENDALL WOOTAEK  
4322 WILSHIRE BLV NO 300  
LOS ANGELES CA 90010

ASMT: 951130012, APN: 951130012  
JUDY UHRICH, ETAL  
33883 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140001, APN: 951140001  
JOSEPHINE ADAMS  
34655 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951130013, APN: 951130013  
DEBRA TAYLOR, ETAL  
33933 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140002, APN: 951140002  
ZOOZEE ENTERPRISES INC  
21856 THIMBLEBERRY CT  
CORONA CA 92883

ASMT: 951130014, APN: 951130014  
SUZANNE MALHERBE, ETAL  
33951 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951140003, APN: 951140003  
SALLY MARTINEZ, ETAL  
34791 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951130015, APN: 951130015  
THERESA RONAN, ETAL  
34192 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140004, APN: 951140004  
CHERYL LINN, ETAL  
34795 CALLE BELLA LOMA  
TEMECULA, CA. 92592





ASMT: 951140006, APN: 951140006  
MAURICE VANROEKEL  
42642 RIVIERA DR  
TEMECULA CA 92592

ASMT: 951140013, APN: 951140013  
JUSTIN ALLINGTON  
34478 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140007, APN: 951140007  
MARCIA AU, ETAL  
41432 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951140014, APN: 951140014  
LAURA MORA, ETAL  
P O BOX 646  
TEMECULA CA 92593

ASMT: 951140008, APN: 951140008  
JUNE MAHURIN, ETAL  
41460 CALLE CONTENTO RD  
TEMECULA, CA. 92592

ASMT: 951140015, APN: 951140015  
RUBEN RAMIREZ, ETAL  
34652 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140009, APN: 951140009  
GEORGENE RAISNER, ETAL  
34020 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140016, APN: 951140016  
LEONORA WEST  
34790 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140010, APN: 951140010  
LAURA TURNBOW, ETAL  
34200 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140025, APN: 951140025  
CHRISTINE DECLERK, ETAL  
34790 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140011, APN: 951140011  
NANCY DICK, ETAL  
34292 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140026, APN: 951140026  
J BURGESS O'BRIEN, ETAL  
34708 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140012, APN: 951140012  
LORI NAYLOR, ETAL  
13834 RECUERDO DR  
DEL MAR CA 92014

ASMT: 951140028, APN: 951140028  
MARJORIE COUGHLIN  
34528 PAUBA RD  
TEMECULA, CA. 92592



ASMT: 951140029, APN: 951140029  
JOSEPH BERGMAN  
34430 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140036, APN: 951140036  
SHAWN BECKMAN, ETAL  
34475 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140030, APN: 951140030  
MAXINE HEILLER  
P O BOX 1653  
TEMECULA CA 92593

ASMT: 951140037, APN: 951140037  
ADRIAN MCGREGOR, ETAL  
P O BOX 894108  
TEMECULA CA 92589

ASMT: 951140031, APN: 951140031  
PATRICIA GARZA, ETAL  
41648 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951140038, APN: 951140038  
MARTHA POTTER, ETAL  
10101 KNUTH  
VILLA PARK CA 92861

ASMT: 951140032, APN: 951140032  
FRANK GARZA  
41648 CALLE CONTENTO RD  
TEMECULA CA 92592

ASMT: 951140042, APN: 951140042  
SKATE RANCH  
C/O G B VAN ROEKEL  
2506 ROYAL VIEW RD  
ESCONDIDO CA 92027

ASMT: 951140033, APN: 951140033  
MARY BISHOP  
24355 VIA ISABELLA  
MURRIETA CA 92562

ASMT: 951140046, APN: 951140046  
NANCY VAN, ETAL  
34353 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140034, APN: 951140034  
JOAN GOLDSMITH, ETAL  
34015 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140052, APN: 951140052  
LIZABETH MULLIGANCODET, ETAL  
27351 ORTEGA HWY  
SAN JUAN CAPO CA 92675

ASMT: 951140035, APN: 951140035  
PAULENE HELME, ETAL  
34201 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140053, APN: 951140053  
DORENA JOHNSON  
34650 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140056, APN: 951140056  
GIZELLA CZIRAKI, ETAL  
15611 SUNFLOWER LN  
HUNTINGTON BEACH CA 92647

ASMT: 951150011, APN: 951150011  
DAVID JORDAN  
31026 MIRA LOMA DR  
TEMECULA CA 92592

ASMT: 951140059, APN: 951140059  
DESTINY VINEYARDS  
P O BOX 4026  
CHATSWORTH CA 91313

ASMT: 951150012, APN: 951150012  
STACI GREENAWAY, ETAL  
34415 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140065, APN: 951140065  
LVR GROUP CHANG  
14790 YORBA CT  
CHINO CA 91710

ASMT: 951150013, APN: 951150013  
DUANE MITCHELL  
34410 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150003, APN: 951150003  
MARIA RAMIREZ, ETAL  
34452 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150014, APN: 951150014  
PATRICIA BAAL, ETAL  
34449 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951150008, APN: 951150008  
PATRICIA ROBERTS, ETAL  
34525 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951150015, APN: 951150015  
ANGELA WILLEY, ETAL  
34450 KAMPEN ST  
TEMECULA, CA. 92592

ASMT: 951150009, APN: 951150009  
ADAM TRUJILLO  
P O BOX 58  
PALA CA 92059

ASMT: 951150016, APN: 951150016  
THOMAS MARTENS, ETAL  
34495 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150010, APN: 951150010  
VICTORIA MENDOZA, ETAL  
34490 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951160001, APN: 951160001  
MARIANNE OBRIEN  
34521 PAUBA RD  
TEMECULA, CA. 92592



ASMT: 951160002, APN: 951160002  
GREGORY QUIGLEY  
34575 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160011, APN: 951160011  
EUNICE PELAK  
34815 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160003, APN: 951160003  
JOAN RULISON, ETAL  
34635 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160013, APN: 951160013  
CORNELIS STOAP  
412 SANDPOINT AVE UNT 235  
SANDPOINT ID 83864

ASMT: 951160004, APN: 951160004  
BEVERLY ANDERSON  
34735 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160014, APN: 951160014  
VALERIE LANNI, ETAL  
39517 CALLE CABERNET  
TEMECULA CA 92592

ASMT: 951160007, APN: 951160007  
SKL INV CO  
C/O S K LEE  
3820 BRYN MAWR  
DALLAS TX 75225

ASMT: 951160015, APN: 951160015  
LU JIAO, ETAL  
1821 WATSON AVE  
ARCADIA CA 91006

ASMT: 951160008, APN: 951160008  
MAI TRAN, ETAL  
33026 TERRACE DR  
TEMECULA CA 92592

ASMT: 951160019, APN: 951160019  
MARTHA KLEINER, ETAL  
216 N GLENROY AVE  
LOS ANGELES CA 90049

ASMT: 951160009, APN: 951160009  
FERN SWEET  
41685 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951160020, APN: 951160020  
MARIA MCCLURE, ETAL  
11020 TWIN POND TER  
SAN DIEGO CA 92128

ASMT: 951160010, APN: 951160010  
GAMAL RASHWAN  
41745 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951160021, APN: 951160021  
SHIRLEY MUSSELWHITE  
120 HEMLOCK ST  
PITTSBURGH PA 15212

ASMT: 951170001, APN: 951170001  
VICKI OLIVER  
41895 JERICO RD  
TEMECULA, CA. 92592

ASMT: 951170011, APN: 951170011  
KAREN DILLON, ETAL  
34605 MESA BUTTE RD  
TEMECULA, CA. 92592

ASMT: 951170002, APN: 951170002  
RENDA MADRIGAL  
41945 JERICO RD  
TEMECULA, CA. 92592

ASMT: 951170018, APN: 951170018  
JULIE FUJII, ETAL  
P O BOX 891002  
TEMECULA CA 92589

ASMT: 951170005, APN: 951170005  
LISA UHL, ETAL  
34564 MESA BUTTE RD  
TEMECULA, CA. 92592

ASMT: 951170019, APN: 951170019  
ALICIA TREVITHICK, ETAL  
34590 CAPITOL ST  
TEMECULA, CA. 92592

ASMT: 951170006, APN: 951170006  
MARLENE BARRON, ETAL  
34602 MESA BUTTE  
TEMECULA CA 92592

ASMT: 951170020, APN: 951170020  
SALLY VANWICK, ETAL  
P O BOX 13  
TEMECULA CA 92593

ASMT: 951170007, APN: 951170007  
MELISSA TYLER, ETAL  
42110 ANDEREN CT  
TEMECULA, CA. 92592

ASMT: 951170021, APN: 951170021  
ANA LARA SYSAK, ETAL  
34670 CAPITOL ST  
TEMECULA, CA. 92592

ASMT: 951170008, APN: 951170008  
GERALD ANDERSEN  
PO BOX 890717  
TEMECULA CA 92589

ASMT: 951170022, APN: 951170022  
CORINNE JOHNSON, ETAL  
34950 CALLE CAMPO  
TEMECULA, CA. 92592

ASMT: 951170010, APN: 951170010  
JAIMIE ANGUS  
42100 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951170023, APN: 951170023  
RENEE MORALES, ETAL  
34940 CALLE CAMPO  
TEMECULA, CA. 92592

ASMT: 951170025, APN: 951170025  
ELAINE FEINBERG, ETAL  
41911 5TH ST NO 300  
TEMECULA CA 92590

ASMT: 951170040, APN: 951170040  
RYAN HOXMEIER  
42100 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951170026, APN: 951170026  
JUAN ROTELLINI  
C/O CURRADO TRUST J  
40335 WINCHESTER RD  
TEMECULA CA 92591

ASMT: 951180001, APN: 951180001  
DIONNE SURRELL, ETAL  
34392 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951170028, APN: 951170028  
SUSAN MASON, ETAL  
34609 MESA BUTT RD  
TEMECULA, CA. 92592

ASMT: 951180002, APN: 951180002  
PHYLLIS PRICE, ETAL  
41867 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951170029, APN: 951170029  
LORI KLUZAK, ETAL  
34611 MESA BUTTE  
TEMECULA CA 92592

ASMT: 951180003, APN: 951180003  
REBECCA UTTER, ETAL  
41897 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951170037, APN: 951170037  
LORI KLUZAK, ETAL  
34611 MESA BUTTE RD  
TEMECULA, CA. 92592

ASMT: 951180004, APN: 951180004  
PAYTON PROP  
C/O WILLIAM BARKER  
42409 WINCHESTER RD  
TEMECULA CA 92591

ASMT: 951170038, APN: 951170038  
SUSAN MASON, ETAL  
34609 MESA BUTTE RD  
TEMECULA CA 92592

ASMT: 951180005, APN: 951180005  
CANDELARIA MURO, ETAL  
34390 SCOTELLA RD  
TEMECULA, CA. 92592

ASMT: 951170039, APN: 951170039  
CYNTHIA TITTLE, ETAL  
42050 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951180006, APN: 951180006  
HANS PORTEGIES  
34470 SCOTELLA RD  
TEMECULA, CA. 92592



ASMT: 951180007, APN: 951180007  
FRANCIS NEWBERN  
C/O FRANK R NEWBERN  
34385 SCOTELLA  
TEMECULA, CA. 92592

ASMT: 951180016, APN: 951180016  
ELVIA DELALLATA, ETAL  
34375 LOI LN  
TEMECULA, CA. 92592

ASMT: 951180008, APN: 951180008  
MARY MCKILLOP, ETAL  
P O BOX 1585  
TEMECULA CA 92593

ASMT: 951190001, APN: 951190001  
JULIO RODRIGUEZ  
C/O KAREN RODRIGUEZ  
41915 CALLE CONTENTO RD  
TEMECULA, CA. 92591

ASMT: 951180009, APN: 951180009  
DIANE CARSON, ETAL  
P O BOX 892573  
TEMECULA CA 92589

ASMT: 951190003, APN: 951190003  
LYNNE WINKENWEDER, ETAL  
34351 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 951180010, APN: 951180010  
MARIA LLAMAS, ETAL  
34410 LOI LN  
TEMECULA, CA. 92592

ASMT: 951190004, APN: 951190004  
WIM SELDERS  
C/O WHJ SELDERS  
P O BOX 893940  
TEMECULA CA 92589

ASMT: 951180011, APN: 951180011  
TWILA POLOPOLUS  
C/O DEAN POLOPOLUS  
34380 LOI LN  
TEMECULA, CA. 92592

ASMT: 951190005, APN: 951190005  
MINDY SMITH, ETAL  
41700 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951180014, APN: 951180014  
SARA OTERO, ETAL  
34325 LOI LN  
TEMECULA CA 92592

ASMT: 951190006, APN: 951190006  
AMBER GENTRY, ETAL  
P O BOX 890848  
TEMECULA CA 92589

ASMT: 951180015, APN: 951180015  
ALICE MEYER, ETAL  
41999 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951190007, APN: 951190007  
ALFONSO GONZALES, ETAL  
11079 PALA LOMA DR  
VALLEY CENTER CA 92082



ASMT: 951190008, APN: 951190008  
SUZETTE SMITH, ETAL  
37675 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 951200001, APN: 951200001  
DAISY LEW, ETAL  
3562 HAWKWOOD DR  
DIAMOND BAR CA 91765

ASMT: 951190011, APN: 951190011  
DENNIS TROUT  
P O BOX 891138  
TEMECULA CA 92589

ASMT: 951200002, APN: 951200002  
SALLY SMITH, ETAL  
34210 CALLE SERENO  
TEMECULA, CA. 92592

ASMT: 951190012, APN: 951190012  
BETTY MARKS, ETAL  
34330 COOPERMAN CIR  
TEMECULA, CA. 92592

ASMT: 951200003, APN: 951200003  
KATHLEEN HENNINGER, ETAL  
34180 CALLE SERENO  
TEMECULA, CA. 92592

ASMT: 951190013, APN: 951190013  
LAURA DOUGHTY, ETAL  
34385 COOPERMAN CIR  
TEMECULA, CA. 92592

ASMT: 951200004, APN: 951200004  
ALICIA FLORES, ETAL  
874 W 7TH ST  
SAN PEDRO CA 90731

ASMT: 951190014, APN: 951190014  
CLAUDIA DEJULIO, ETAL  
42280 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951200005, APN: 951200005  
EDWARD YINGLING  
P O BOX 891569  
TEMECULA CA 92589

ASMT: 951190015, APN: 951190015  
JILL STEVENS, ETAL  
34290 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 951200008, APN: 951200008  
RUSSELL SOON  
42200 MARAGA RD  
TEMECULA CA 92591

ASMT: 951190016, APN: 951190016  
PHYLLIS GEREAU, ETAL  
34300 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 951200009, APN: 951200009  
STACY MEYER, ETAL  
P O BOX 890224  
TEMECULA CA 92589

ASMT: 951200011, APN: 951200011  
JOYCE SPRESNEY, ETAL  
13146 SEMORA PL  
CERRITOS CA 90701

ASMT: 951210011, APN: 951210011  
RONNA CANNIZZARO, ETAL  
34675 COTTA LN  
TEMECULA, CA. 92592

ASMT: 951200013, APN: 951200013  
CARLOS VALERIO, ETAL  
C/O CARLOS E VALERIO  
28831 PEACH BLOSSOM  
MISSION VIEJO CA 92692

ASMT: 951210012, APN: 951210012  
NEJOOD COTTA, ETAL  
22832 MISTY SEA DR  
LAGUNA NIGUEL CA 92677

ASMT: 951200014, APN: 951200014  
CRAIG JOHNSON  
31582 RAILROAD CANYON RD  
CANYON LAKE CA 92587

ASMT: 951210013, APN: 951210013  
BARBARA COOKE  
34658 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 951200016, APN: 951200016  
MARLENE OLIVEIRA, ETAL  
34240 CALLE SERENO RD  
TEMECULA CA 92592

ASMT: 951210014, APN: 951210014  
MARGE HUTCHINSON, ETAL  
42315 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951210005, APN: 951210005  
DEBORAH ELDER, ETAL  
42450 CALLE ALTA  
TEMECULA, CA. 92592

ASMT: 951210015, APN: 951210015  
KAREN DREISBACH, ETAL  
42283 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951210007, APN: 951210007  
GLORIA HOOKS, ETAL  
34570 LINDA ROSEA  
TEMECULA, CA. 92592

ASMT: 951210016, APN: 951210016  
CAROLYN WELCH, ETAL  
P O BOX 890061  
TEMECULA CA 92589

ASMT: 951210010, APN: 951210010  
CLARE WILSON, ETAL  
34655 CAPITAL STREET  
TEMECULA, CA. 92592

ASMT: 951210019, APN: 951210019  
MELINDA FLYNN, ETAL  
23871 WILLOWS DR 115  
LAGUNA HILLS CA 92653

ASMT: 951210020, APN: 951210020  
CHARYL KOWALINSKI, ETAL  
42490 CALLE ALTA  
TEMECULA, CA. 92592

ASMT: 951230006, APN: 951230006  
JULIE CONDE, ETAL  
42950 VALENTINE CIR  
TEMECULA, CA. 92592

ASMT: 951210021, APN: 951210021  
SUZANNE DECHERT, ETAL  
34550 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 951230007, APN: 951230007  
KAREN MOORE  
42976 VALENTINE CIR  
TEMECULA, CA. 92592

ASMT: 951210022, APN: 951210022  
IONE LAJOIE, ETAL  
P O BOX 1567  
TEMECULA CA 92593

ASMT: 951230009, APN: 951230009  
JALEH FIROOZ, ETAL  
337 PUERTA DE LOMAS  
FALLBROOK CA 92028

ASMT: 951220002, APN: 951220002  
SAN CREEK DEV  
27296 NICOLAS RD NO F201  
TEMECULA CA 92591

ASMT: 951230010, APN: 951230010  
RAMIN BAGHERZADEH  
508 N OAK ST  
INGLEWOOD CA 90302

ASMT: 951230002, APN: 951230002  
CAROL COCCA, ETAL  
34745 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 951230011, APN: 951230011  
PAMELA CAYTON, ETAL  
16690 MT ACOMA CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 951230003, APN: 951230003  
OLGA BURCHILL, ETAL  
42995 VALENTINE CIR  
TEMECULA, CA. 92592

ASMT: 951230013, APN: 951230013  
MABEY FAMILY LTD PARTNERSHIP  
C/O CARLA MABEY BOUCHARD  
P O BOX 3716  
LA HABRA CA 90632

ASMT: 951230005, APN: 951230005  
MARIE BARLOW, ETAL  
34765 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 951230016, APN: 951230016  
DEBBIE CRAIN, ETAL  
P O BOX 893324  
TEMECULA CA 92589



ASMT: 951240001, APN: 951240001  
ROGER HARRIS  
34545 LINDA ROSEA  
TEMECULA CA 92592

ASMT: 951240011, APN: 951240011  
LINDA CONCEICAO, ETAL  
42845 LINDA VIA  
TEMECULA CA 92592

ASMT: 951240005, APN: 951240005  
ADOLFO SANCHEZ, ETAL  
42855 LINDA VIA RD  
TEMECULA CA 92592

ASMT: 951240014, APN: 951240014  
MARIA SCHMIER, ETAL  
31801 VIA DEL VIENTO  
TRABUCO CANYON CA 92679

ASMT: 951240006, APN: 951240006  
TASHIA VAGENAS, ETAL  
2585 LAS LUNAS ST  
PASADENA CA 91107

ASMT: 951240015, APN: 951240015  
WALID YASIN  
16918 VASQUEZ WAY NO 75  
SAN DIEGO CA 92127

ASMT: 951240007, APN: 951240007  
ROSEMARY BAKER, ETAL  
42955 LINDA VIA RD  
TEMECULA, CA. 92592

ASMT: 951240016, APN: 951240016  
SUSAN SMITH, ETAL  
P O BOX 5701  
CAREFREE AZ 85377

ASMT: 951240008, APN: 951240008  
VICTORIA COSTLEY HINES, ETAL  
32939 VALENTINO WY  
TEMECULA CA 92592

ASMT: 951240017, APN: 951240017  
CAROLYN HUSBAND, ETAL  
42850 LINDA VIA RD  
TEMECULA, CA. 92592

ASMT: 951240009, APN: 951240009  
TANYA BURKE, ETAL  
9126 HEAVENLY VALLEY AVE  
LAS VEGAS NV 89147

ASMT: 951240018, APN: 951240018  
ELIZABETH BEGIN, ETAL  
42890 LINDA VIA RD  
TEMECULA, CA. 92592

ASMT: 951240010, APN: 951240010  
MARIA MULHERN  
1463 BIG LEAF LOOP  
APEX NC 27502

ASMT: 951240019, APN: 951240019  
KANDACE VANHORNE, ETAL  
42990 SEAWIND CIR  
TEMECULA CA 92592



ASMT: 951240020, APN: 951240020  
TERESA BORDEN, ETAL  
46203 COYOTE CANYON WAY  
TEMECULA CA 92592

ASMT: 951260004, APN: 951260004  
LELAND MEKEEL, ETAL  
C/O LELAND E MEKEEL  
P O BOX 939  
TEMECULA CA 92593

ASMT: 951240022, APN: 951240022  
TATIANA ROSS, ETAL  
42562 SEAWIND CIR  
TEMECULA CA 92592

ASMT: 951260005, APN: 951260005  
CRAIG CASNER  
34520 DE PORTOLA RD  
TEMECULA, CA. 92592

ASMT: 951250001, APN: 951250001  
H R CAL PROP  
C/O CARLOS GONZALEZ  
P O BOX 893084  
TEMECULA CA 92589

ASMT: 951260006, APN: 951260006  
CRAIG CASNER  
3452 DE PORTOLA RD  
TEMECULA CA 92592

ASMT: 951250002, APN: 951250002  
PAMELA SWARTS, ETAL  
34455 CALLE SERENO  
TEMECULA, CA. 92592

ASMT: 951270001, APN: 951270001  
NORMA SCHOEDL, ETAL  
34721 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951250007, APN: 951250007  
HECTOR REGNER  
42650 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951270002, APN: 951270002  
DIANNE DUVAL, ETAL  
43909 NORTHGATE AVE  
TEMECULA CA 92592

ASMT: 951250008, APN: 951250008  
KATHLEEN PELLISSIER, ETAL  
26217 JEFFERSON AVE  
MURRIETA CA 92562

ASMT: 951270003, APN: 951270003  
MARY SCHAFFER, ETAL  
41297 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951250009, APN: 951250009  
SARAH MADSON, ETAL  
P O BOX 8540  
STOCKTON CA 95208

ASMT: 951270005, APN: 951270005  
THERESA THERRIEN, ETAL  
41381 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951270006, APN: 951270006  
AMBER PRESTON, ETAL  
41475 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951270015, APN: 951270015  
DONNA DORAN, ETAL  
39975 VISTA RD  
HEMET CA 92543

ASMT: 951270008, APN: 951270008  
ARLENE WILKINSON  
34972 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951280001, APN: 951280001  
TERRY STEIK, ETAL  
33444 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951270009, APN: 951270009  
MARY LESMEISTER, ETAL  
34653 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951280002, APN: 951280002  
HUI TSAI, ETAL  
9176 SARA RIVER CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 951270011, APN: 951270011  
LORA SANDERS, ETAL  
41425 FLOYD CT  
TEMECULA, CA. 92592

ASMT: 951280003, APN: 951280003  
RHONDA PETHOUD  
P O BOX 892859  
TEMECULA CA 92589

ASMT: 951270012, APN: 951270012  
MENA GOMEZ, ETAL  
34882 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951280004, APN: 951280004  
GISELA MONPER, ETAL  
33620 PAUBA ROAD  
TEMECULA, CA. 92592

ASMT: 951270013, APN: 951270013  
DONNA ROBERTS, ETAL  
41382 VIA CON DIOS  
TEMECULA CA 92592

ASMT: 951280005, APN: 951280005  
DOREEN SCHUG, ETAL  
30651 OPEN CR  
TEMECULA CA 92562

ASMT: 951270014, APN: 951270014  
EURO PRECAST CONCRETE  
C/O WALTER KURCZYNSKI  
41602 CORTE AZULEJO  
TEMECULA CA 92592

ASMT: 951280006, APN: 951280006  
TRACY SPREIER, ETAL  
33754 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 964070003, APN: 964070003  
DENISE ZIONY, ETAL  
P O BOX 760  
MENLO PARK CA 94026

ASMT: 964120006, APN: 964120006  
EILEEN DOMERCHIE  
37872 AVENIDA ARMADA  
WINCHESTER, CA. 92596

ASMT: 964070010, APN: 964070010  
YI CHIN WANG, ETAL  
18965 AMBERLY PL  
ROWLAND HEIGHTS CA 91748

ASMT: 964120008, APN: 964120008  
JOHN LAAN  
P O BOX 892800  
TEMECULA CA 92589

ASMT: 964120001, APN: 964120001  
MARIA CASTRO, ETAL  
37801 AVENIDA DE LAURA  
WINCHESTER, CA. 92596

ASMT: 964120009, APN: 964120009  
MELISSA HAWLEY, ETAL  
37925 AZUZA ST  
WINCHESTER CA 92596

ASMT: 964120002, APN: 964120002  
JENNIFER REYES, ETAL  
P O BOX 893511  
TEMECULA CA 92589

ASMT: 964120010, APN: 964120010  
JEANNE LISH, ETAL  
37895 AZUSA ST  
WINCHESTER, CA. 92596

ASMT: 964120003, APN: 964120003  
VALERIE SHUBERT, ETAL  
37802 AVENIDA DE LAURA  
WINCHESTER, CA. 92596

ASMT: 964120011, APN: 964120011  
ROSANA DIAZ, ETAL  
P O BOX 220  
WINCHESTER CA 92596

ASMT: 964120004, APN: 964120004  
DARLA KING, ETAL  
32607 OLEA RD  
WINCHESTER CA 92596

ASMT: 964120012, APN: 964120012  
KATHLEEN MERCER  
26161 AVENIDA BONACHON  
MISSION VIEJO CA 92691

ASMT: 964120005, APN: 964120005  
BOBBI RICHARDSON, ETAL  
4562 LEATHERS ST  
SAN DIEGO CA 92117

ASMT: 964120013, APN: 964120013  
RACHEL HJALMARSON, ETAL  
37895 NORMANDY RD  
TEMECULA, CA. 92592

ASMT: 964120015, APN: 964120015  
DONNA HENDERSON, ETAL  
37810 NORMANDY RD  
WINCHESTER, CA. 92596

ASMT: 964130007, APN: 964130007  
HENRY MARQUES  
P O BOX 7064  
DESERT CENTER CA 92239

ASMT: 964130001, APN: 964130001  
LAURA KEMPTON, ETAL  
37887 VISTA LAGO RD  
WINCHESTER, CA. 92596

ASMT: 964130008, APN: 964130008  
MELINA HENRY, ETAL  
37950 HALIFAX LN  
WINCHESTER, CA. 92596

ASMT: 964130002, APN: 964130002  
DEBRA BOLANOS, ETAL  
37850 VISTA LAGO RD  
WINCHESTER, CA. 92596

ASMT: 964130009, APN: 964130009  
AIDA HERCULES DODARO, ETAL  
37863 ASHFIELD LN  
WINCHESTER CA 92596

ASMT: 964130003, APN: 964130003  
JEROME KLIM  
37898 VISTA LAGO RD  
WINCHESTER, CA. 92596

ASMT: 964130010, APN: 964130010  
SONIA GRAB, ETAL  
37795 ASHFIELD LN  
WINCHESTER, CA. 92596

ASMT: 964130004, APN: 964130004  
FLORENCE NACINO, ETAL  
20334 TRAILS END RD  
WALNUT CA 91789

ASMT: 964130011, APN: 964130011  
BARBARA ZIMMERMAN, ETAL  
37850 ASHFIELD LN  
WINCHESTER, CA. 92596

ASMT: 964130005, APN: 964130005  
TRACY HOUCK, ETAL  
37901 HALIFAX LN  
WINCHESTER, CA. 92596

ASMT: 964130013, APN: 964130013  
BONNIE MOYNIER, ETAL  
P O BOX 68  
WINCHESTER CA 92596

ASMT: 964130006, APN: 964130006  
JILL MADLEM, ETAL  
32418 LARVOTTO CT  
WINCHESTER CA 92596

ASMT: 964130014, APN: 964130014  
DANA LUTHER  
123 HUNTER DR  
WEST HARTFORD CT 6107



ASMT: 964130015, APN: 964130015  
DIANA KEEN, ETAL  
P O BOX 891702  
TEMECULA CA 92589

ASMT: 964180001, APN: 964180001  
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY  
C/O JOE RANK  
3535 10TH ST STE 300  
RIVERSIDE CA 92501

ASMT: 964130016, APN: 964130016  
MICHAEL ERCOLI  
PO BOX 890446  
TEMECULA CA 92589

ASMT: 964180016, APN: 964180016  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 964130017, APN: 964130017  
ANNE DUHART, ETAL  
35376 BOREL RD  
WINCHESTER, CA. 92596

ASMT: 964180029, APN: 964180029  
RORIPAUGH VALLEY RESTORATION  
C/O STEVEN SWARTZ  
482 N ROSEMEAD STE 103  
PASADENA CA 91107

ASMT: 964130018, APN: 964130018  
DEONNA TAMBORELLI, ETAL  
37931 ASHFIELD LN  
WINCHESTER, CA. 92596

ASMT: 964190019, APN: 964190019  
MB BONA  
C/O OSM  
800 WASHINGTON AVE N 501  
MINNEAPOLIS MN 55401

ASMT: 964130019, APN: 964130019  
GOLDEN STATE HOLDINGS  
5560 FORT APACHE RD 100  
LAS VEGAS NV 89148

ASMT: 964190020, APN: 964190020  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O DEPT OF FACILITIES MANAGEMENT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 964150015, APN: 964150015  
STATE OF CALIF  
650 HOWE AVE  
SACRAMENTO CA 95825

ASMT: 965220010, APN: 965220010  
EXECUTIVE LTO  
32823 TEMECULA PKY  
TEMECULA CA 92592

ASMT: 964160003, APN: 964160003  
ATEF KARAM  
C/O CHARLY E MOUBAYED  
18820 APHRODITE LN  
SANTA CLARITA CA 91351

ASMT: 965220013, APN: 965220013  
MUSILEK PLACE TRUST  
C/O DENNIS KIM  
42544 MUSILEK PL  
TEMECULA, CA. 92592

ASMT: 965220015, APN: 965220015  
LISA PHILLIPS, ETAL  
41455 VIA DELMONTE  
TEMECULA, CA. 92592

ASMT: 965230009, APN: 965230009  
HEATHER CRONE, ETAL  
41485 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965230001, APN: 965230001  
MARY YOCKEY  
33565 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965230010, APN: 965230010  
FRANCES WIGDERSON, ETAL  
41455 BILLY JOE LN  
TEMECULA, CA. 92592

ASMT: 965230002, APN: 965230002  
BARBARA BINNER  
41282 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965230011, APN: 965230011  
CHERINA JAEGER, ETAL  
41325 BILLY JOE LN  
TEMECULA, CA. 92592

ASMT: 965230004, APN: 965230004  
KAREN BROWN, ETAL  
41390 VIA DEL MONTE  
TEMECULA CA 92592

ASMT: 965230012, APN: 965230012  
ELIZABETH LUCATUORTO, ETAL  
27475 YNEZ RD NO 366  
TEMECULA CA 92591

ASMT: 965230006, APN: 965230006  
ELIZABETH MILLER, ETAL  
41500 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965230013, APN: 965230013  
PAMELA WILLIAMS, ETAL  
41260 BILLY JOE LN  
TEMECULA, CA. 92592

ASMT: 965230007, APN: 965230007  
LEIGH PETERMAN, ETAL  
41515 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965230014, APN: 965230014  
CHRISTINE CHECK, ETAL  
41330 BILLY JOE LANE  
TEMECULA, CA. 92592

ASMT: 965230008, APN: 965230008  
DIANE HILL, ETAL  
42353 CORTE VILLOSA  
TEMECULA CA 92590

ASMT: 965240001, APN: 965240001  
KERRY HOFFMANS, ETAL  
P O BOX 892881  
TEMECULA CA 92589



ASMT: 965240002, APN: 965240002  
ALISON HENDERSON  
33895 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965240014, APN: 965240014  
SUSAN ABDOU, ETAL  
20415 VIA CADIZ  
YORBA LINDA CA 92686

ASMT: 965240004, APN: 965240004  
STEPHAN JUN, ETAL  
P O BOX 892980  
TEMECULA CA 92589

ASMT: 965240015, APN: 965240015  
LEEANNE CLARK, ETAL  
1393 SAPPHIRE DRAGON ST  
THOUSAND OAKS CA 91320

ASMT: 965240005, APN: 965240005  
JULIE MATTHEWS, ETAL  
542 HARBOR ISLAND DR  
NEWPORT BEACH CA 92660

ASMT: 965240016, APN: 965240016  
LEEANNE CLARK, ETAL  
1393 SAPPHIRE DRAGON DR  
THOUSAND OAKS CA 91320

ASMT: 965240006, APN: 965240006  
CYNTHIA WEAVER  
33631 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965240017, APN: 965240017  
SUSAN ROSATI, ETAL  
41925 MES VERDUGO  
TEMECULA CA 92592

ASMT: 965240008, APN: 965240008  
CHARLES NICHOLLS  
41540 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965250002, APN: 965250002  
ADRIANA DAHLEN, ETAL  
P O BOX 456  
HOLUALOA HI 96725

ASMT: 965240010, APN: 965240010  
PAULA SHULTZ, ETAL  
41650 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965250003, APN: 965250003  
TIFFANY RICHTER, ETAL  
41800 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 965240011, APN: 965240011  
LINDA BOYD, ETAL  
33700 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 965250004, APN: 965250004  
LINDA FRAZIER, ETAL  
34123 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965250005, APN: 965250005  
ASHLEY SIGEL  
P O BOX 506  
TEMECULA CA 92593

ASMT: 965250012, APN: 965250012  
MYRNA BRUTOMESSO, ETAL  
33928 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 965250006, APN: 965250006  
JERI SALITORE, ETAL  
41830 NOEL CIR  
TEMECULA, CA. 92592

ASMT: 965250013, APN: 965250013  
MICHEL KNIGHT, ETAL  
33998 CALLE VISTA  
TEMECULA, CA. 92590

ASMT: 965250007, APN: 965250007  
KELLY OWEN, ETAL  
41825 NOEL CIR  
TEMECULA, CA. 92592

ASMT: 965250014, APN: 965250014  
DESIREE WAGONER, ETAL  
41895 NOEL CIR  
TEMECULA CA 92592

ASMT: 965250008, APN: 965250008  
ABRA VEGTER, ETAL  
34005 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965250015, APN: 965250015  
LYNETTE KRISTENSEN, ETAL  
41930 NOEL CIR  
TEMECULA, CA. 92592

ASMT: 965250009, APN: 965250009  
THU VAN TRAN, ETAL  
33951 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965250016, APN: 965250016  
JANICE YOUNG, ETAL  
41904 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 965250010, APN: 965250010  
ANGIE GABRIELE, ETAL  
33911 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965260001, APN: 965260001  
SHERI CLARK  
33895 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 965250011, APN: 965250011  
LAURA FAM TRUST, ETAL  
C/O JAMES HERRERA  
41910 MESA VERDUGO  
TEMECULA, CA. 92592

ASMT: 965260002, APN: 965260002  
PATRICIA MARSHALL, ETAL  
P O BOX 1382  
TEMECULA CA 92593



ASMT: 965260003, APN: 965260003  
CORINNE MANCUSO, ETAL  
42045 CALLE BARBONA  
TEMECULA, CA. 92592

ASMT: 965260010, APN: 965260010  
KATRINA RASMUSSEN CAIN, ETAL  
41951 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965260004, APN: 965260004  
DEBORAH LUZURIAGA, ETAL  
42075 CALLE BARBONA  
TEMECULA, CA. 92592

ASMT: 965260011, APN: 965260011  
RAPHAEL BITTON, ETAL  
41820 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965260005, APN: 965260005  
PINNACLE SERVICES INC  
1045 E MORTON PL  
HEMET CA 92543

ASMT: 965270002, APN: 965270002  
DIODESA BALCON, ETAL  
34105 CALLE VISTA  
TEMECULA, CA. 92592

ASMT: 965260006, APN: 965260006  
CENOZ ENTERPRISES, ETAL  
27475 YNEZ RD STE 250  
TEMECULA CA 92591

ASMT: 965270004, APN: 965270004  
MARK BLACKWELL  
41985 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 965260007, APN: 965260007  
TAMMY KRISTOFFERSEN  
42200 CALLE BARBONA CIR  
TEMECULA, CA. 92592

ASMT: 965270005, APN: 965270005  
TIMOTHY OLEARY, ETAL  
C/O TIMOTHY S OLEARY  
42110 COLLEEN CIR  
TEMECULA, CA. 92592

ASMT: 965260008, APN: 965260008  
NICK BENAVIDES  
41835 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965270006, APN: 965270006  
MURRAY REYNOLDS, ETAL  
42200 COLLEEN CIR  
TEMECULA, CA. 92592

ASMT: 965260009, APN: 965260009  
RICHARD MENDEZ, ETAL  
41595 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965270007, APN: 965270007  
JERIES TANNOUS  
42201 COLLEEN CIR  
TEMECULA, CA. 92592

ASMT: 965270008, APN: 965270008  
TRACY GIARRUSSO, ETAL  
42115 COLLEEN CIR  
TEMECULA, CA. 92592

ASMT: 965280001, APN: 965280001  
LISA BOGDANOVICH, ETAL  
41999 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965270010, APN: 965270010  
VAN TRAN, ETAL  
1125 MONTECITO DR  
SAN GABRIEL CA 91776

ASMT: 965280002, APN: 965280002  
CORENE BARR  
42125 VIA DELMONTE  
TEMECULA, CA. 92592

ASMT: 965270011, APN: 965270011  
WANETA PAPP, ETAL  
33998 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 965280004, APN: 965280004  
EVA ZUBICKI, ETAL  
32029 CORTE EL DORADO  
TEMECULA CA 92592

ASMT: 965270012, APN: 965270012  
RUTH RIBAUDO, ETAL  
33986 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 965280005, APN: 965280005  
KRISTINE MICHAELS, ETAL  
2376 CRESTVIEW DR  
LAGUNA BEACH CA 92651

ASMT: 965270013, APN: 965270013  
LILLIAN BUFFINGTON, ETAL  
34035 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 965280006, APN: 965280006  
VIA DEL MONTE PRIVACY TRUST  
C/O TAX SERVICE  
3317 HIGHWAY 79 S NO A505  
TEMECULA CA 92592

ASMT: 965270014, APN: 965270014  
VITA ELISKALNS  
34085 LINDA ROSEA  
TEMECULA, CA. 92592

ASMT: 965280007, APN: 965280007  
RICHARD CARTER, ETAL  
NO 498  
32565 B GOLDEN LANTERN  
DANA POINT CA 92629

ASMT: 965270015, APN: 965270015  
LINDA URE, ETAL  
41945 CALLE CONTENTO  
TEMECULA, CA. 92592

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KRISTEN HANDS, ETAL  
42295 VIA DEL MONTE  
TEMECULA, CA. 92592

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TODD POTTER  
33560 LINDA ROSEA RD  
TEMECULA, CA. 92592

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NUMACRO  
33878 LINDA ROSEA RD  
TEMECULA, CA. 92592

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LORIE GLOVER, ETAL  
42104 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965300001, APN: 965300001  
SHARON WITEK, ETAL  
39353 VIA DE ORO  
TEMECULA CA 92592

ASMT: 965290002, APN: 965290002  
MARY HAMPTON, ETAL  
80649 TINSLEY  
INDIO CA 92203

ASMT: 965300002, APN: 965300002  
NANCY BURGESS, ETAL  
42310 SANDIAK RD  
TEMECULA CA 92592

ASMT: 965290003, APN: 965290003  
SYDNER METH, ETAL  
42300 VIA DEL MONTE  
TEMECULA, CA. 92592

ASMT: 965300003, APN: 965300003  
HUI MEI CHU, ETAL  
17 BAYSIDE  
IRVINE CA 92614

ASMT: 965290004, APN: 965290004  
CHERYL LEWIS, ETAL  
42342 VIA DEL MONTE  
TEMECULA, CA. 92592

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ANTONIA METZA, ETAL  
33685 LINDA ROSEA  
TEMECULA, CA. 92592

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MONISHA CRISELL, ETAL  
33780 LINDA ROSEA  
TEMECULA, CA. 92592

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TIMOTHY CALANDRA  
3660 BRENNAN AVE  
PERRIS CA 92599

ASMT: 965290006, APN: 965290006  
SANTO DEFAZIO, ETAL  
33800 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 965300006, APN: 965300006  
SELINA STEELE, ETAL  
P O BOX 890339  
TEMECULA CA 92589

ASMT: 965300007, APN: 965300007  
ASHLEY COLLINS, ETAL  
P O BOX 230  
TOPANGA CA 90290

ASMT: 965310004, APN: 965310004  
MARLEEN NOEL, ETAL  
33500 LINDA ROSEA  
TEMECULA, CA. 92592

ASMT: 965300008, APN: 965300008  
STEPHEN SMITH, ETAL  
5163 INDEPENDENCE COURT  
CHINO CA 91720

ASMT: 965310005, APN: 965310005  
MARCIA HUGHES, ETAL  
35 GREEN TURTLE RD  
CORONADO CA 92118

ASMT: 965300009, APN: 965300009  
PATRICIA JANDA, ETAL  
42164 REMINGTON AVE  
TEMECULA CA 92590

ASMT: 965310006, APN: 965310006  
FUMEI LIU, ETAL  
1605 WESLEY LN  
ARCADIA CA 91006

ASMT: 965300010, APN: 965300010  
PAMELA HAVENS  
42375 CALLE CONTENTO RD  
TEMECULA, CA. 92592

ASMT: 965310008, APN: 965310008  
LINDA SPEAR, ETAL  
360 E 1ST ST NO 337  
TUSTIN CA 92780

ASMT: 965310001, APN: 965310001  
ERICA HUBER  
42250 CEE CEE RD  
TEMECULA, CA. 92592

ASMT: 965310009, APN: 965310009  
DEBORAH CAIOZZO, ETAL  
42675 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 965310002, APN: 965310002  
LAVERNE WHITE, ETAL  
42300 CEE CEE RD  
TEMECULA, CA. 92592

ASMT: 965310010, APN: 965310010  
ZHENG VINEYARD  
C/O DAVID ZHENG  
P O BOX 168  
VISTA CA 92085

ASMT: 965310003, APN: 965310003  
JAMES BARKS  
25867 W SHADY GROVE PL  
CALABASAS CA 91302

ASMT: 965310011, APN: 965310011  
MARLA WRIGHT, ETAL  
42695 CALLE CONTENTO  
TEMECULA, CA. 92592



ASMT: 965380002, APN: 965380002  
CALIFORNIA TRADEWINDS HOMEOWNERS AS  
C/O LISA GORDON  
12626 HIGH BLUFF STE 400  
SAN DIEGO CA 92130

ASMT: 965390007, APN: 965390007  
MARY CARTER  
PMB 498 C/O RICHARD D CARTER  
32565 GOLDEN LANTER NO B  
DANA POINT CA 92629

ASMT: 965390001, APN: 965390001  
NANCY POKRAJAC MERA  
520 WEDGEWOOD LN  
LA HABRA CA 90631

ASMT: 965390008, APN: 965390008  
AIDA MUNIZ, ETAL  
PO BOX 7017  
LAGUNA NIGUEL CA 92607

ASMT: 965390002, APN: 965390002  
FARJALLAH YAZBEK  
C/O FRED YAZBEK  
33555 ORLINDA DR  
TEMECULA, CA. 92592

ASMT: 966080004, APN: 966080004  
JAE CHOI, ETAL  
C/O STANLEY CHANG  
15 LANDPORT  
NEWPORT BEACH CA 92660

ASMT: 965390003, APN: 965390003  
LAURA OLHASSO, ETAL  
5145 SOLLIDEN LN  
LA CANADA CA 91011

ASMT: 966140003, APN: 966140003  
RH ACQUISITION CO  
C/O ACCOUNTS PAYABLE  
1 BETTERWORLD DIR NO 300  
TEMECULA CA 94583

ASMT: 965390004, APN: 965390004  
MARY VENITTELLI, ETAL  
33625 ORLINDA DR  
TEMECULA, CA. 92592

ASMT: 966170007, APN: 966170007  
MORGAN HILL HOMEOWNERS ASSN  
C/O WALTERS MGMT  
25109 JEFFERSON AVE NO 300  
MURRIETA CA 92562

ASMT: 965390005, APN: 965390005  
FANNY GONZALEZ, ETAL  
33175 LINDA ROSEA RD  
TEMECULA, CA. 92592

ASMT: 966170040, APN: 966170040  
STANDARD PACIFIC CORP  
15360 BARRANCA PKWY  
IRVINE CA 92618

ASMT: 965390006, APN: 965390006  
ANGELA SANNIPOLI  
33470 MIRAGE MESA CIR  
TEMECULA, CA. 92592

ASMT: 966380006, APN: 966380006  
RANCON REDHAWK VALLEY 44  
C/O JIM LYTLE  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 966380010, APN: 966380010  
RONALD SMITH  
511 BAYSHORE DR NO 802  
FL LAUDERDALE FL 33304

ASMT: 966380019, APN: 966380019  
SOONTAREE NEMEC  
41 ROCKY KNOLL  
IRVINE CA 92715

ASMT: 966380012, APN: 966380012  
WESTERN STATES HOLDING CO  
C/O RANDALL HUMPHREYS  
P O BOX 3340  
ONTARIO CA 91761

ASMT: 966380020, APN: 966380020  
RAKSHANDA AHMED, ETAL  
36035 CORTE LISBOA  
MURRIETA CA 92562

ASMT: 966380013, APN: 966380013  
CHUXIANG WANG  
C/O ROBERT THOMAS ORMOND  
2001 6TH AVE STE 2022  
SEATTLE WA 98121

ASMT: 966380021, APN: 966380021  
GILDA TAVOUSSI, ETAL  
2001 CAHUNA TER  
CORONA DEL MAR CA 92625

ASMT: 966380015, APN: 966380015  
ALI POURDASTAN  
48 VIA ALCAMO  
SAN CLEMENTE CA 92673

ASMT: 966380022, APN: 966380022  
BRADLEY CAPEN, ETAL  
31874 VIA BARRAZA  
TEMECULA CA 92592

ASMT: 966380016, APN: 966380016  
KATHLEEN SPANO, ETAL  
33855 RUST RIDGE ST  
TEMECULA CA 92592

ASMT: 966380023, APN: 966380023  
CATHERINE ZIMMER, ETAL  
45115 LOS CABOLLOS  
TEMECULA, CA. 92592

ASMT: 966380017, APN: 966380017  
DIANE PINTER  
34970 SANTA RITA RD  
TEMECULA CA 92592

ASMT: 966380024, APN: 966380024  
SUSAN HARRISON, ETAL  
34725 SANTA RITA RD  
TEMECULA, CA. 92592

ASMT: 966380018, APN: 966380018  
DIANE YOUNT  
1444 N ONTARIO ST  
BURBANK CA 91505

ASMT: 966380025, APN: 966380025  
JILL LITTEN, ETAL  
45031 ANZA RD  
TEMECULA, CA. 92592



ASMT: 966380026, APN: 966380026  
ROBB WALLEN, ETAL  
C/O ELIZABETH A VIETS  
45201 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966390024, APN: 966390024  
D R HORTON LOS ANGELES HOLDING CO  
2280 WARDLOW CIR STE 100  
CORONA CA 92880

ASMT: 966380027, APN: 966380027  
10477 HOLDINGS  
16458 BOLSA CHICA STE 17  
HUNTINGTON BEACH CA 92649

ASMT: 966380032, APN: 966380032  
JONATKIM ENTERPRISES, ETAL  
627 W MANCHESTER AVE  
ANAHEIM CA 92802

ASMT: 966380033, APN: 966380033  
RANCHO CALIF WATER DIST  
42135 WINCHESTER RD  
TEMECULA CA 92590

ASMT: 966380034, APN: 966380034  
JINGWEI HOPKINS, ETAL  
399 E STATE ST  
PLEASANT GROVE UT 84062

ASMT: 966380035, APN: 966380035  
RANCHO CALIFORNIA WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 966380037, APN: 966380037  
VIRGINIA STONER  
75487 CAMINO DE PACO  
INDIAN WELLS CA 92210

**Johnson & Sedlack**  
ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP

26785 Camino Seco, Temecula CA 92590

E-mail: RWJ@johnson-sedlack.com

Carl T. Sedlack, Esq., *Retired*

www.johnson-sedlack.com

Abigail A. Smith, Esq.

Abby. JSLaw@Gmail.com

Kimberly A. Foy, Esq.

Kim. JSLaw@Gmail.com

Aminta Raffalovich, Esq.

Aminta.JSLaw@Gmail.com

Telephone: 951-506-9925

Facsimile: 951-506-9725

August 14, 2013

Riverside County Board of Supervisors  
Board of Supervisors  
County of Riverside  
4080 Lemon Street  
1<sup>st</sup> Floor  
Riverside, CA 92501  
Fax: 951-955-1071

RE: Wine Country Plan

Gentlemen:

This firm represents Protect Wine Country, a California unincorporated association, composed of residents, grape growers, large and small wineries and other tourist oriented businesses in Temecula Wine Country and submits these comments on their behalf. Protect Wine Country is dedicated to retaining the rural atmosphere and agricultural nature of Wine Country.

It is our understanding that the Wine Country Plan that is making its way to the Board of Supervisors contains a "donut hole" designed to exclude Calvary Chapel from the requirements of the plan. **Any such proposed plan would be opposed administratively by Protect Wine Country and would be challenged in court by them.**

Wine Country is being developed as a rural wine country similar to those in France or Italy. Maintaining the rural charm is an essential element of the plan. Central to this desire is a desire to retain Rancho California Road as a country road, two or three lanes with traffic circles rather than stop lights. This essential element would be totally eliminated as a possibility if the "donut hole" is retained in the plan.

Any proposal to create a "donut hole" for Calvary Chapel would constitute illegal spot zoning. More importantly, such a proposal would render the Wine Country Plan legally inadequate. The EIR would fail to consider the impact of arguably the largest traffic generator on Rancho California Rd. This is particularly noteworthy since the County is currently processing a proposal by Calvary Chapel to greatly expand their meeting space as well as add a school.<sup>1</sup> Such an expansion would make it impossible to achieve one of the major goals of the Wine Country Plan, to retain Rancho California Road as a rural country road.

<sup>1</sup> Exhibit D

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The existing church is a legal non-conforming use that was approved in 1999.<sup>2</sup> Protect Wine Country has no opposition to the use as a church, just for the traffic generated by the church. At the time of the original approval, the applicant stated that they would never seek to have a school at the site.<sup>3</sup> The current application by them seeks to essentially double the size of the sanctuary<sup>4</sup> as well as develop a school which could also be used for Sunday School. I have personally observed that the church, as presently developed, results in massive traffic jams on Rancho California Road, necessitating law enforcement officers to direct traffic.

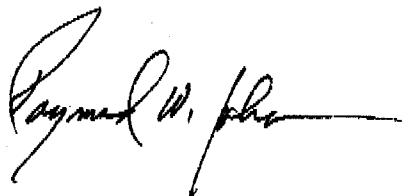
The Traffic Study submitted by the Church for the expansion makes clear the types of changes that would be required for Rancho California Rd.<sup>5</sup> These changes include installing two additional eastbound lanes and two additional westbound lanes from Butterfield Stage Rd. (total Road width 8 lanes)<sup>6</sup> to Calle Contento Rd.<sup>7</sup>, adding one additional eastbound and one additional westbound lane to Rancho California Rd from Calle Contento to Bucharest Ln.<sup>8</sup>, adding one additional right turn lane to Rancho California Rd. at Bucharest Ln.<sup>9</sup>, adding stop lights at La Serena<sup>10</sup>, Calle Contento<sup>11</sup>, Bucharest Ln.<sup>12</sup>, and Anza Rd.<sup>13</sup>

I believe that there are several changes that should be made to the Wine Country Plan which I have attached to this letter. (See Exhibit A)

Thank you for your consideration.

Sincerely,

Johnson & Sedlack



By:

Raymond W. Johnson, Esq. AICP LEED GA  
Attorney for Petitioner

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<sup>2</sup> Exhibit C

<sup>3</sup> Exhibit C

<sup>4</sup> Exhibit D

<sup>5</sup> Exhibit D

<sup>6</sup> Exhibit D

<sup>7</sup> Exhibit D

<sup>8</sup> Exhibit D

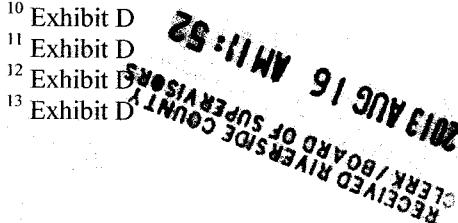
<sup>9</sup> Exhibit D

<sup>10</sup> Exhibit D

<sup>11</sup> Exhibit D

<sup>12</sup> Exhibit D

<sup>13</sup> Exhibit D



**Exhibit A**  
**Recommended Modifications**

SECTION 14.90. INTENT. The Wine Country Zones are intended to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose is to encourage agricultural cultivation, vineyards, wineries, and equestrian uses, preserve the wine-making atmosphere, estate living, and equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations as defined in this article. The intent of allowing the incidental commercial uses is to provide economic viability to the primary vineyards or equestrian operations. In order to ensure long-term viability of the wine industry in this policy area, additional uses supporting tourism industry are necessary.

The Wine Country – Winery (WC-W) zoning classification is intended to promote future tourism related activities in certain geographic areas of this policy area. The Wine Country – Winery Existing (WC-WE) zoning classification is intended to recognize, and allow for expansion of, existing wineries that are an integral part of the Temecula Valley Wine Country economy. Incidental commercial uses, such as restaurants, delicatessens, hotels, resorts, and special occasion facilities, shall be authorized only when they are secondary, and directly related to, on-site winery and vineyard operations as defined in the following sections. All uses which could impair issuance of liquor licenses under California law or agricultural cultivation shall be prohibited.

SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W) ZONE. The following regulations shall apply to all WC-W Zone:

a.

(9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . . .

**Sections 14.92 b. 5 (uses permitted with a Plot Plan with a minimum lot area of 20 acres) appears to be identical to 14.92 c. 2 (uses permitted with a minimum lot area of 40 acres) One or the other probably should be deleted since it makes no sense to require a CUP under 14.92 c. 2 when the same uses are permitted with a PP on lots as small as 20 acres under b. 5.**

SECTION 14.93. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING (WC-WE) ZONE. The following regulations shall apply to all the twenty-eight (28) existing wineries within WC-WE Zone:

a. ALLOWED USES:

(9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

(4) The following appurtenant and limited incidental commercial uses, only with an established on-site vineyard and a minimum gross parcel size of ten (10) acres:

a. ~~Special occasion facility; or~~ (Section 5 c requires both vineyard and winery)

a.b. County inns, and day spas and cooking schools only in conjunction with a country inn.

**Either Section 5 or 6 should be deleted since the same identical uses are permitted with the only difference being that Section 5 requires a minimum parcel size of 10 acres and Section 6 requires a minimum of 15 acres.**

SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E) ZONE. The following regulations shall apply to all WC-E Zone:

a. ALLOWED USES:

(10) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

SECTION 14.95. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R) ZONE. The following regulations shall apply to all WC-R Zone:

a. ALLOWED USES:

(9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land use. . . .

b.

(4) The following appurtenant and incidental commercial uses, only with a winery, an established on-site vineyard, and a minimum gross parcel size of ten (10) acres:

a. Wine sampling room; and

b. Retail wine sales and/or gift sale

c. Clustered subdivision is permitted, only with an established on-site vineyard or equestrian land use, provided that a parcel map or tract map has first been approved pursuant to the development standards of this section.

#### 14.96. DEVELOPMENT STANDARDS.

##### c. Clustered Development Standards

The following standards for clustering shall apply to residential developments that propose to cluster their density in the WC Zones:

- (1) Unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. shall be identified and utilized in site planning.
- (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.
- (3) The minimum lot size shall be one (1) gross acre.
- (4) At least seventy five percentage (75%) of net project area shall be set-aside for planting vineyards or equestrian lands through either a production lot and/or deed-restricted easements (depending upon the scale of the project) prior to tentative approval of the subdivision map.
- (5) The set-aside areas established by the production lot or deed-restricted easements shall be planted in vineyards or used as equestrian lands prior to issuance of building permit for dwelling units. The planting of vineyards shall be phased in conjunction with issuance of building permits.
- (6) A clustered development consisting of forty (40) gross acres or more, shall provide at least one (1) production lot, in conjunction with deed-restricted easements if need be.
- (7) One winery or one commercial equestrian establishment may be allowed on a production lot provided that the total acreage of the production lot is 25 gross acres or more. ~~A production lot that provides 25 gross acres or more shall be allowed only a winery facility or a commercial equestrian establishment.~~ Incidental commercial uses, such as eating, living or lodging establishments, or special event facilities shall not be allowed in conjunction with ~~the~~ a winery, commercial equestrian establishment or production lot.
- (8) The set-aside areas (production lot and/or deed-restricted easements) shall be maintained for production of grapes in perpetuity by a property owner, home owners association, the County, or a County authorized entity, as defined in the Conditions of Approval.
- (9) A clear indication of anticipated uses for every lot (e.g. residential lot, winery lot, production lot, residential or winery lot in conjunction with deed-restricted easement etc.) of a clustered development shall be outlined in the development proposal, and shall be recorded in the Conditions of Approval.
- (10) On-site improvements for clustered lots, such as roads, signage, parking, street furniture, exterior lighting, etc. shall be compatible with the rural atmosphere established by the "Temecula Valley Wine Country Policy Area" policies of the Riverside County General Plan and shall be in compliance with other County requirements.
- (11) On-site improvements for production lots and/or deed-restricted easements shall be discouraged / minimized.
- (12) Clustering shall not be allowed on areas with an existing natural slope of 15% or more.
- (13) There shall be no manufactured slope created that exceeds a height of ten feet.

d. Winery Standards. The following standards shall apply to all wineries in the WC Zones:

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

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

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**Exhibit B**  
**Wine Country Plan**



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## Temecula Valley Wine Country Community Plan

### Project Proposal Contents:

- a) General Plan Amendment No. 1077 (GPA No. 1077): An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan
  1. Delete SWAP policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas and add Temecula Valley Wine Country Policy Area
  2. Revise SWAP Statistical Summary Table 2
  3. Revise SWAP Policy Area Figures
    - Current SWAP Policy Areas Figure 4
    - Proposed SWAP Policy Area Revised Figure 4
    - Proposed SWAP Temecula Valley Wine Country Policy Area Districts Figure 4A
  4. Revise Circulation Network
    - Current Circulation Network
    - Proposed Project Circulation Network
    - Current SWAP Circulation Network Figure 7
    - Proposed SWAP Circulation Network Figure 7
    - Current Circulation Element Circulation Network Figure C-1
    - Proposed Circulation Element Circulation Network Figure C-1
  5. Revise Trails and Bikeway Systems
    - Current Project Trails and Bikeway Systems
    - Proposed Project Trails and Bikeway Systems
    - Current SWAP Trails and Bikeway Systems Figure 8
    - Proposed SWAP Trails and Bikeway Systems Figure 8
    - Current Circulation Element Trails Network Figure C-7
    - Proposed Circulation Element Trails Network Figure C-7
  6. Revise General Plan Circulation Element Non-motorized Transportation Section
- b) Ordinance Amendment No. 348.4729: An amendment to the Riverside County Zoning Ordinance No. 348 to add four new Zoning Classifications that implement the Wine Country Policy Area: Wine Country – Winery (WC-W); Wine Country – Winery Existing (WC-WE); Wine Country – Residential (WC-R); and Wine Country – Equestrian (WC-E).
- c) Implementing Documents:
  - Revision of the existing Citrus Vineyard Policy Area Design Guidelines and adding the Temecula Valley Wine Country Design Guidelines
  - Addition of Greenhouse Gas Reduction Workbook and Implementation Measures

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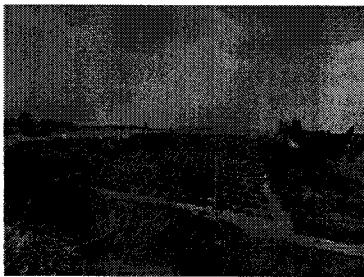


## Policy Areas

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

### POLICY AREAS

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



A view of one of the Temecula Vineyards

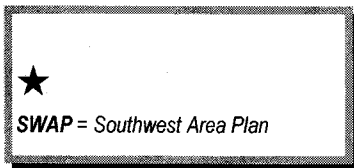
### Temecula Valley Wine Country Policy Area

The Temecula Valley Wine Country Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. This region encompasses one of the most important agricultural lands in the County. The many wineries and equestrian uses here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities.

Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community's equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique 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.





## County of Riverside General Plan

### Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT

- SWAP 1.3 Permit wineries that maintain 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.*
- 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 formally recognized as the Citrus/Vineyard Policy Area and includes additional areas to the east and south. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy.*

- 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 as defined in the implementing zones.*

# County of Riverside General Plan

Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT



*Equestrian Establishment. An equestrian facility where horses are kept, sheltered, trained, nursed, or boarded in return for compensation. An equestrian establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks, pens, as well as associated appurtenant structures or buildings, including but not limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise equipment storage areas, horse training schools, small-scale animal hospitals, feed storage facilities, covered forage/hay storage areas, equestrian trail riding areas, horse trailer parking areas, and other similar type of facilities.*

## **Wine Country – Equestrian District**

*The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.*

*SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*

*SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*

## **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. The purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities.*

*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 tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.*

## **Citrus/Vineyard**

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



## County of Riverside General Plan

Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT

### Policies:



- SWAP 1.1 — Maintain a rural and agricultural character in the Citrus/ Vineyard area through continued implementation of the C/V zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a “rural” or “wine country” theme and by discouraging curbs, gutters, sidewalks, and street lights.
- SWAP 1.2 — Require a minimum lot size of 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

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

# County of Riverside General Plan

*Proposed Southwest Area Plan – GPA No. 1077 – November 2011 DRAFT*



~~lifestyle offered in this area, it is appropriate to retain the area in 10-acre minimum parcel sizes.~~

**~~Policies:~~**

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

*\*Renumber the SWAP policies accordingly.*





# County of Riverside General Plan

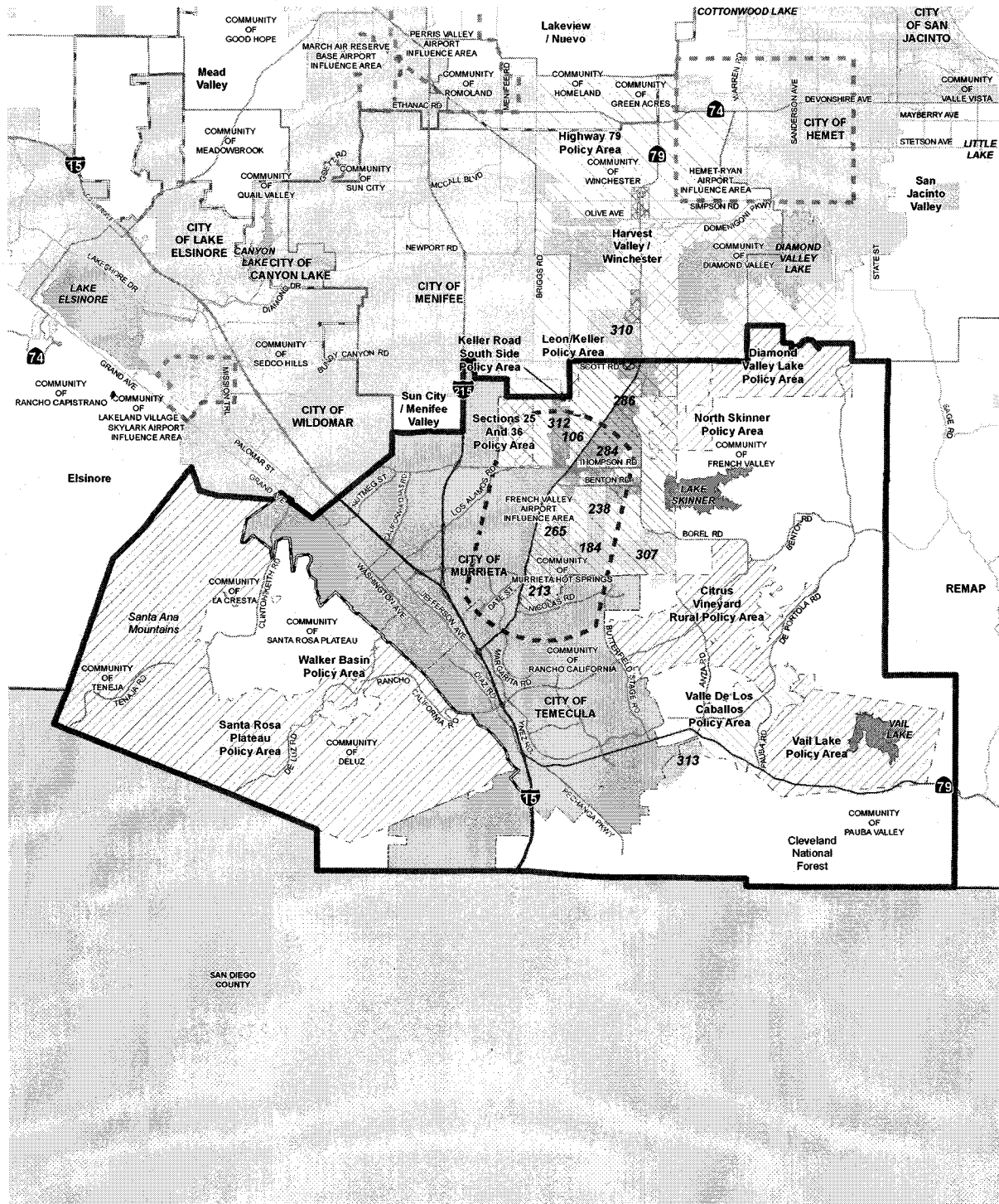
## Proposed Southwest Area Plan – GPA No. 1077 – September 2011 DRAFT

**Table 2: Statistical Summary of the Southwest Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	Acreage	Dwelling Units	Population	Employment
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<p>The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.</p>				
<b>OVERLAYS &amp; POLICY AREAS</b>				
<b>OVERLAYS</b>				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
<b>Total Area Subject to Overlay</b>	<b>171</b>	<b>317</b>	<b>954</b>	<b>400</b>
<b>POLICY AREAS</b>				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
Citrus Vineyard	7,576	---	---	---
Valle De Los Caballos	2,913	---	---	---
Temecula Valley Wine Country	18,990	---	---	---
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
<b>Total Area Within Policy Areas</b>	<b>95,181</b>			
	<b>103,682</b>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS</b>	<b>95,352</b>			
	<b>103,853</b>			

**NOTES:**

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- c. It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- d. The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.



Data Source: Riverside County

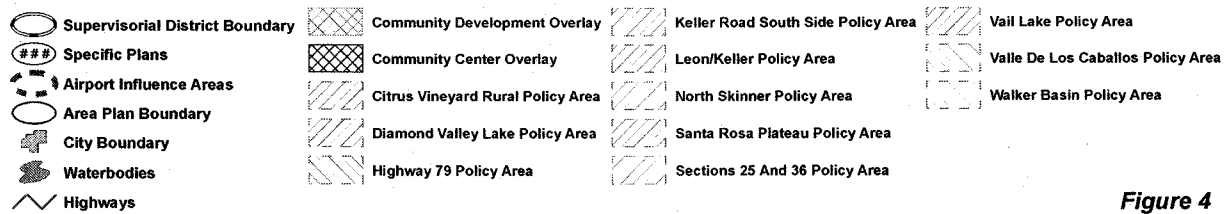
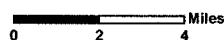


Figure 4



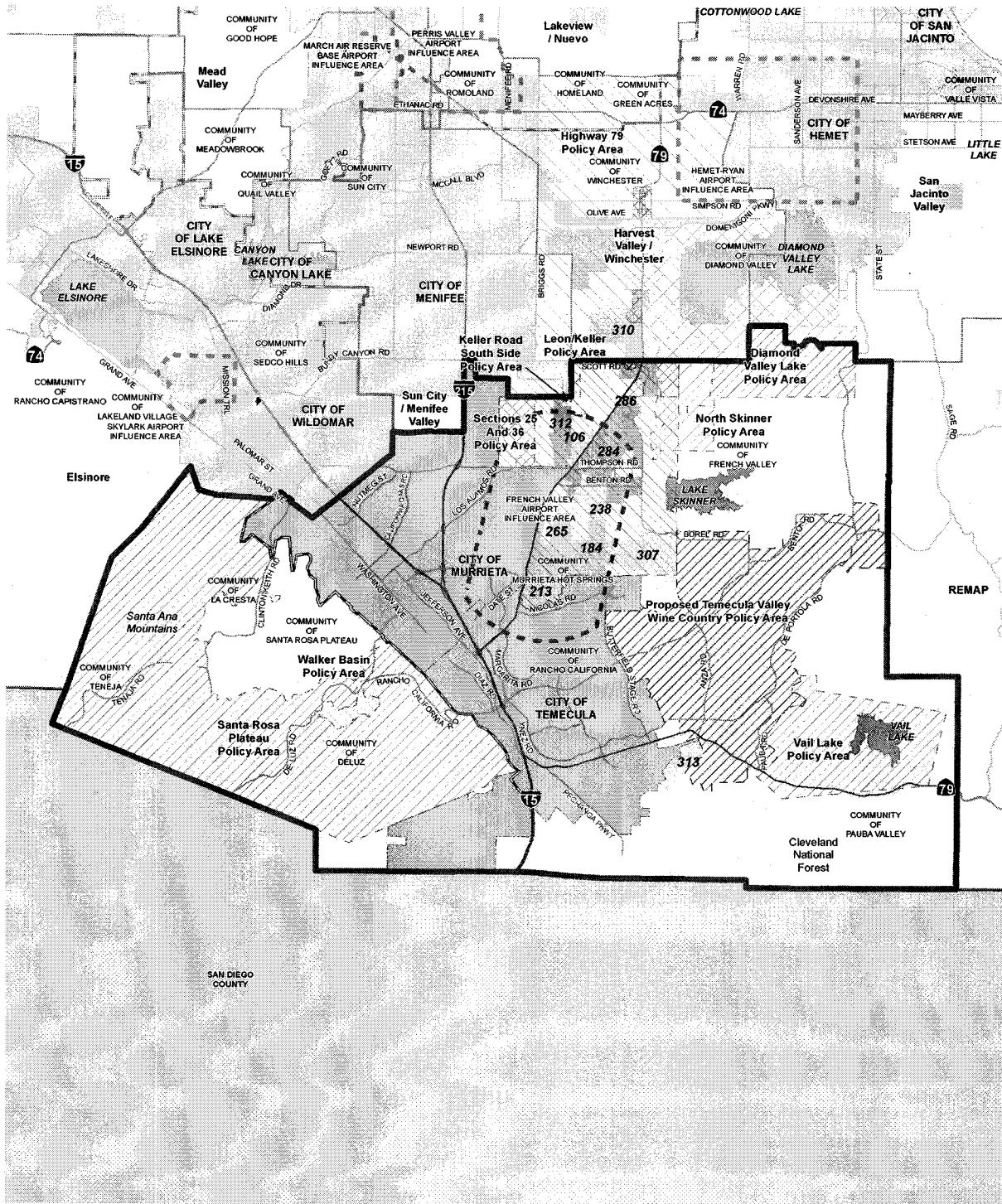
September 13, 2011



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**SOUTHWEST AREA PLAN  
OVERLAYS AND  
POLICY AREAS**



Data Source: Riverside County

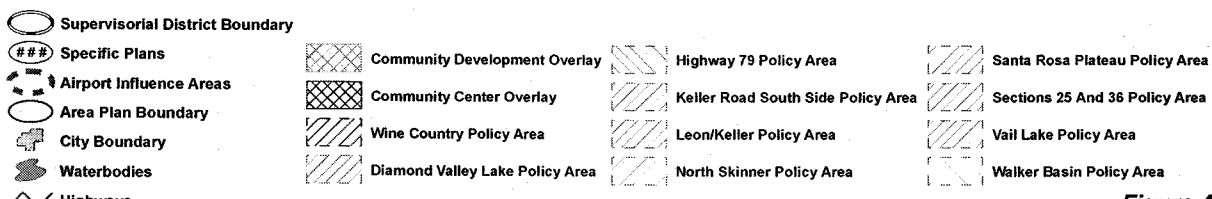
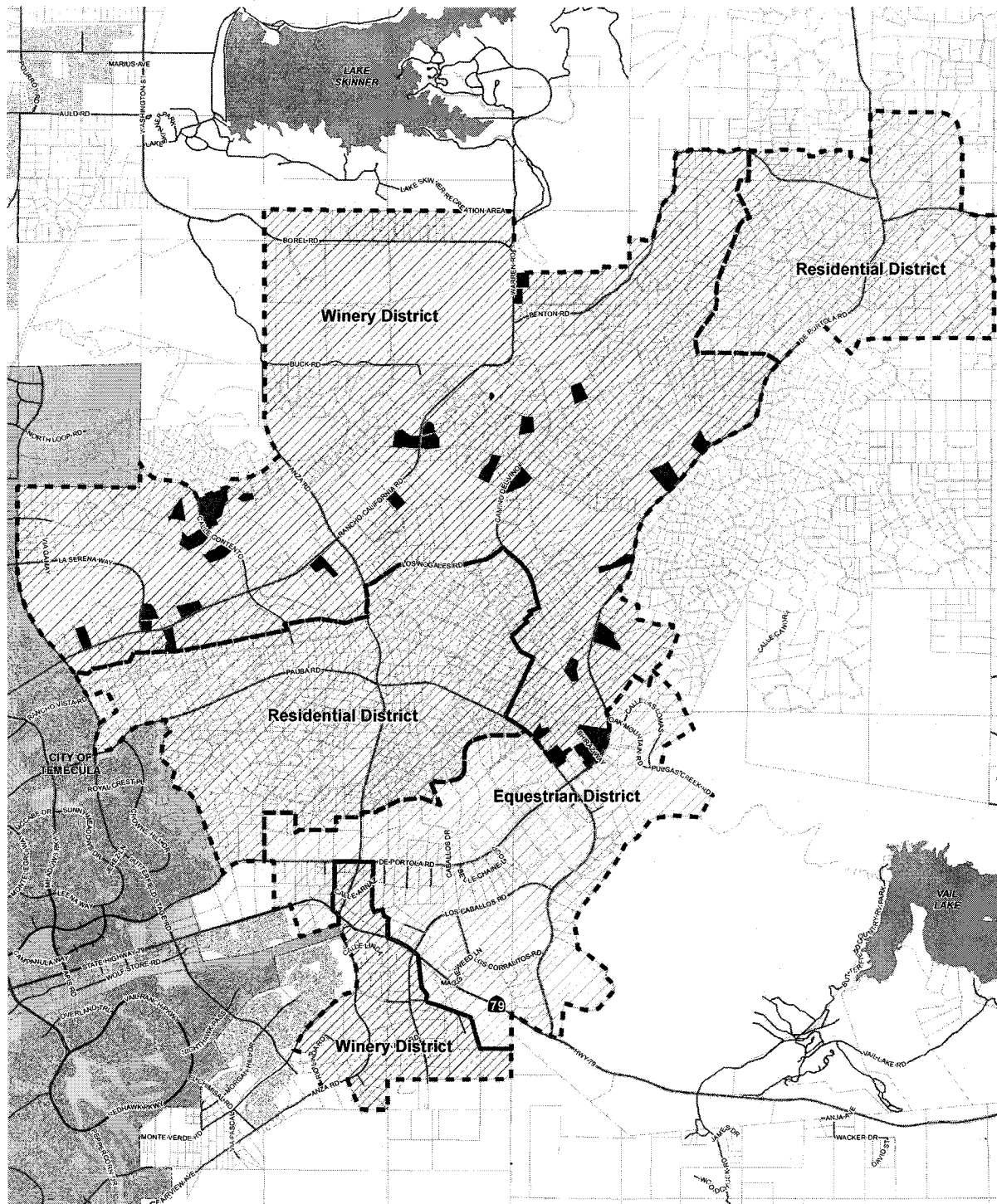


Figure 4



Data Source: Riverside County 2011

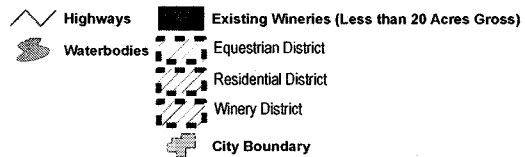
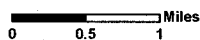


Figure 4A



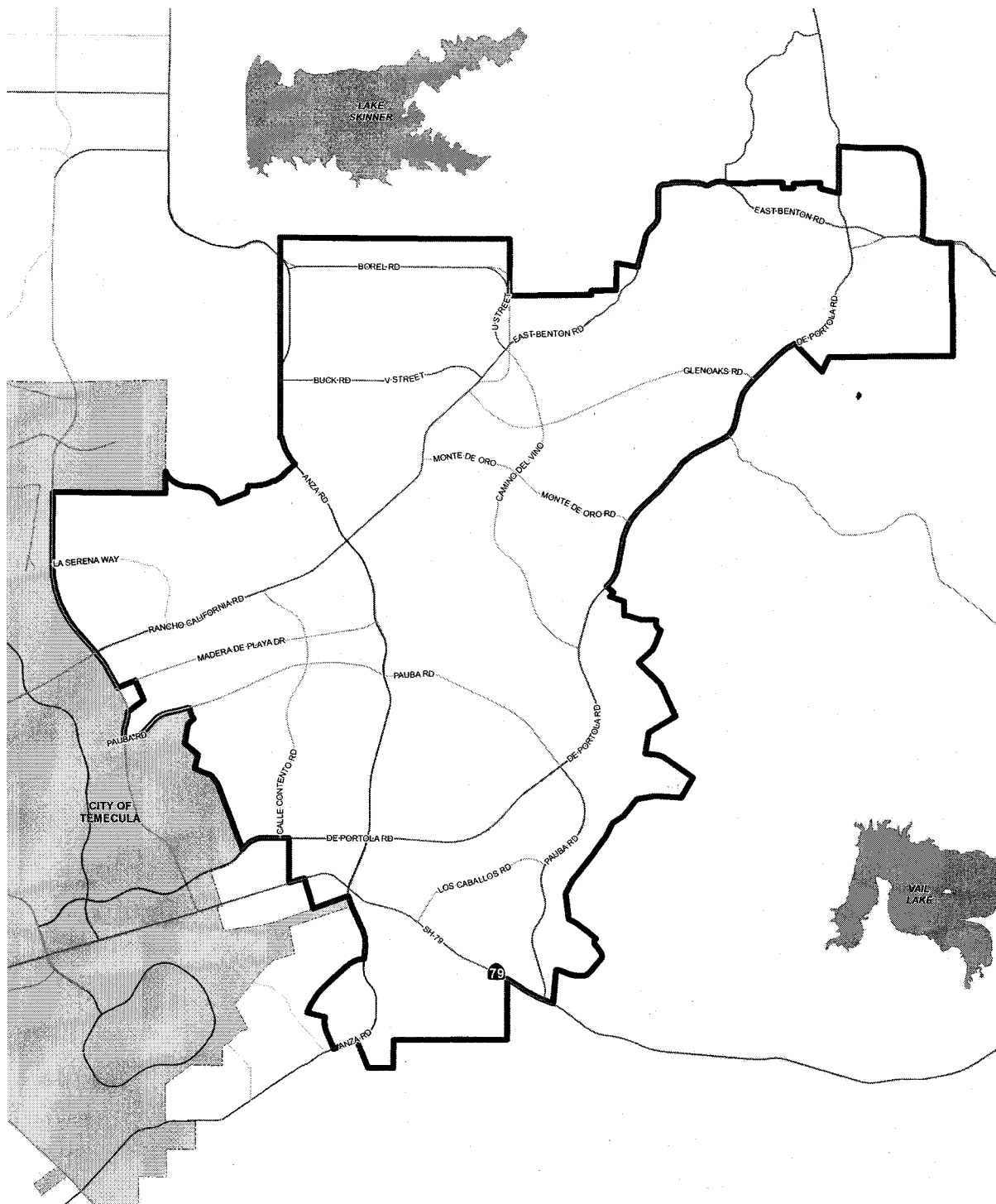
September 15, 2011

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**PROPOSED TEMECULA VALLEY  
WINE COUNTRY POLICY AREA  
WITH DISTRICTS**





Data Source: Riverside County Transportation

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

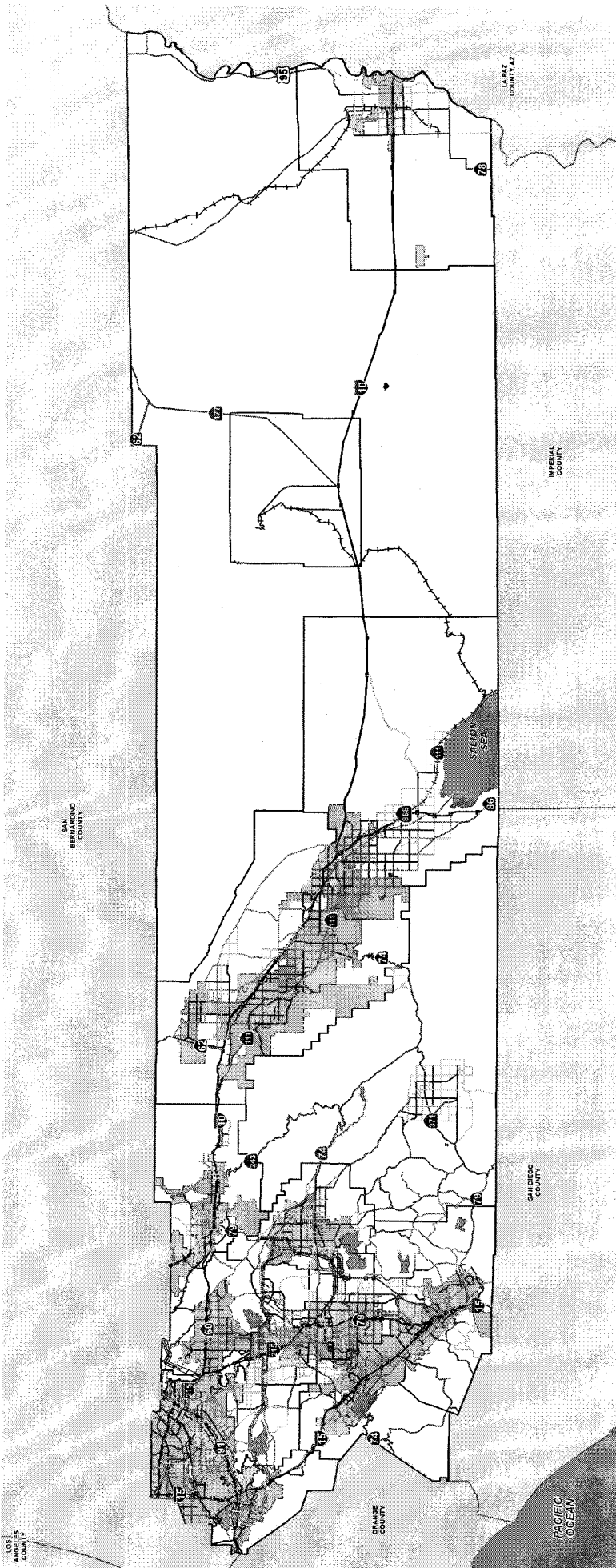
# DRAFT











Data Source: Riverside County Transportation

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Railroad
- Moreno Valley to San Bernardino Corridor
- Cajalico Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Area Plan Boundary
- Waterbodies
- City Boundary

September 14, 2011

0 10 20 Miles



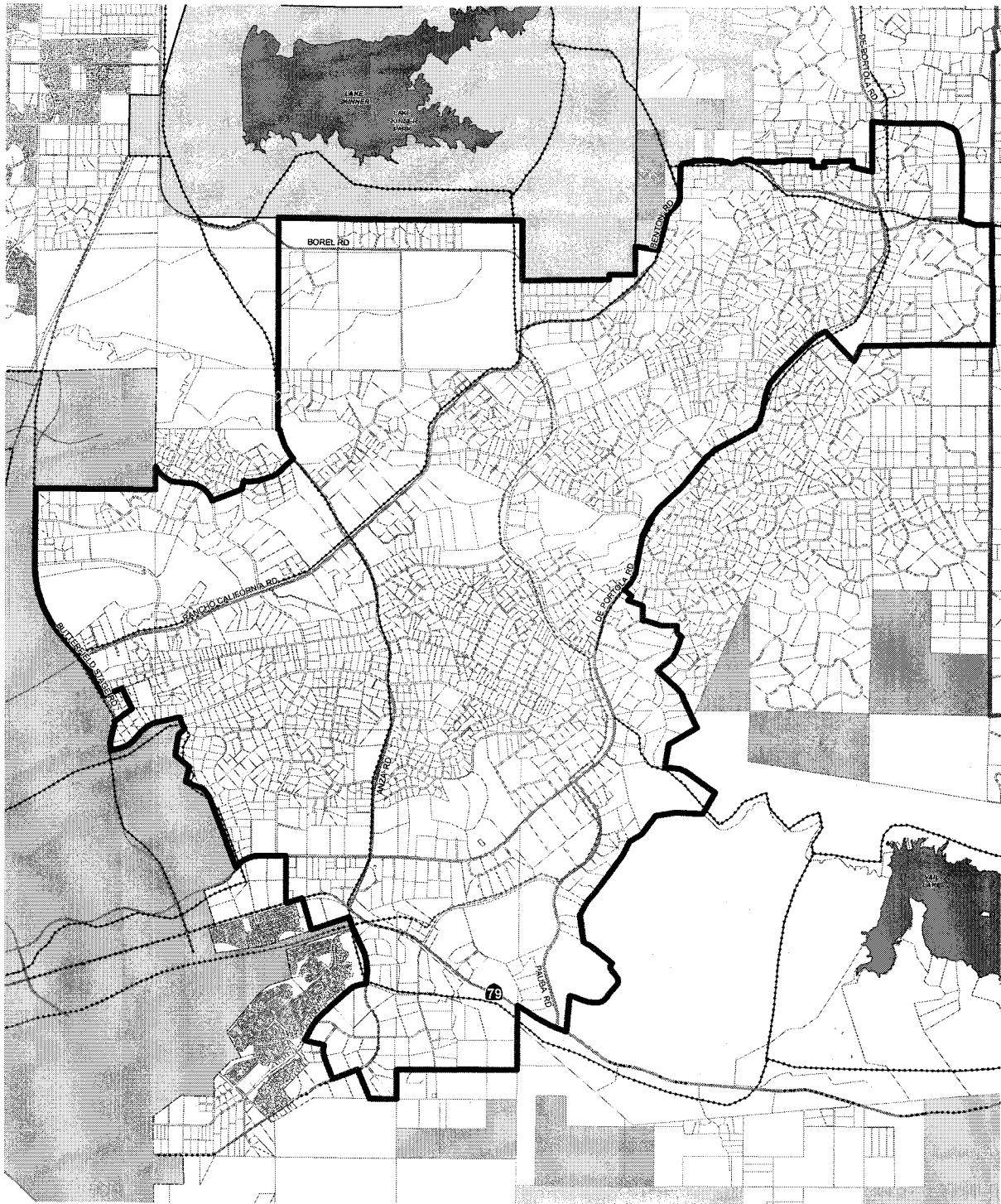
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Figure C-1

CIRCULATION ELEMENT





Data Source: Riverside County Parks

- ~ Regional Trail
- ~ Community Trail
- ~ Combination Trail (Regional / Class 1 Bike Path)
- ~ Class 1 Bike Path
- ~ Class 2 Bike Path
- ~ Open Space Trail
- ~ Design Guidelines Trail
- ~ Historic Trail
- ~ Non-County Public and Quasi-Public Lands Trails
- ~ RCHA Trail
- ~ Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLBP (Transportation and Planning Department), Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.



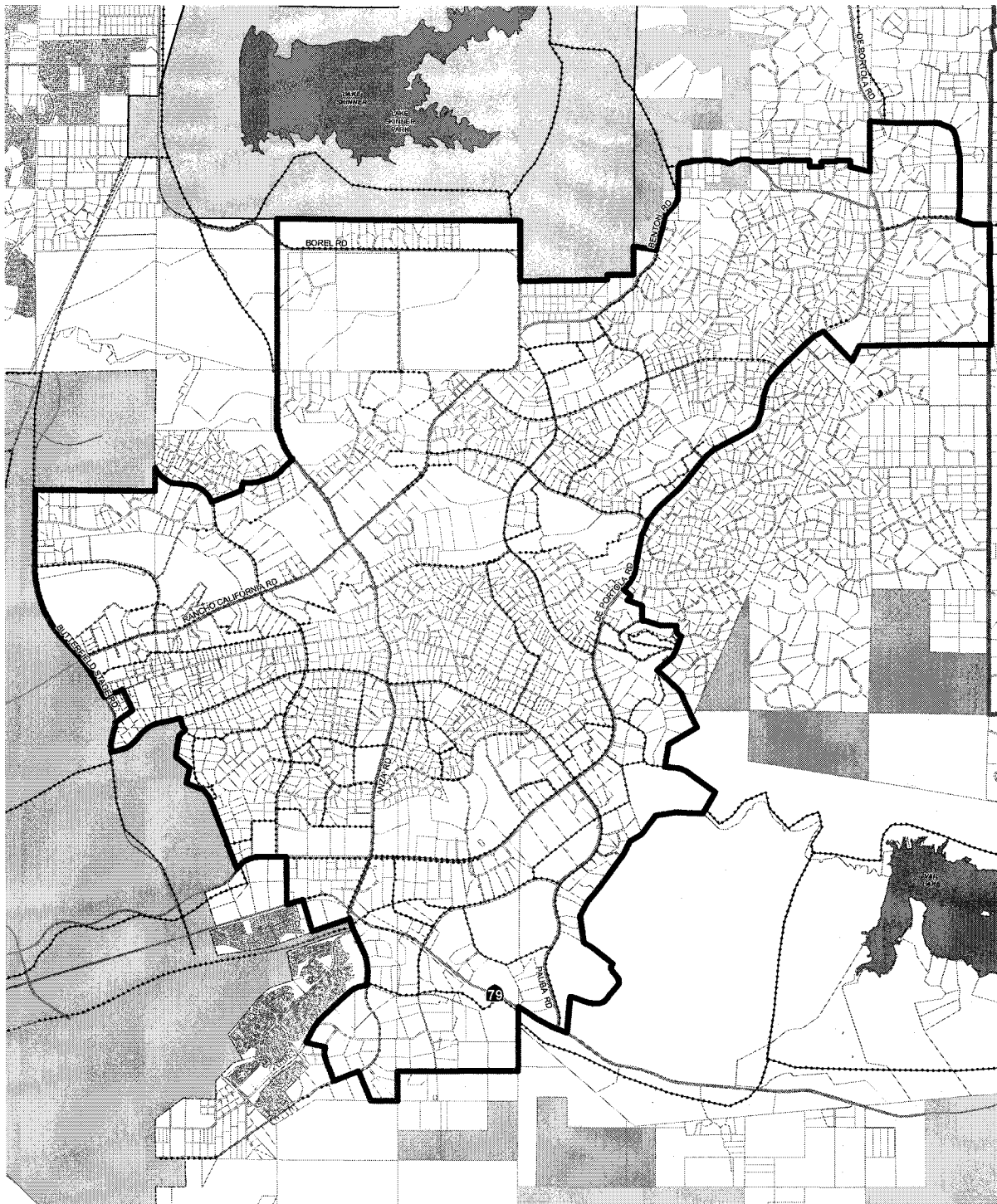
September 14, 2011

0 0.5 1 Miles

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**TEMECULA VALLEY  
WINE COUNTRY  
CURRENT TRAILS AND  
BIKEWAY SYSTEM**



Data Source: Riverside County Parks

- ~ Combination Trail (Regional / Class 1 Bike Path)
- ~ Class 1 Bike Path
- ~ Regional Trail
- ~ Community Trail
- ~ Historic Trail
- ~ Non-County Public and Quasi-Public Lands Trails
- ~ Regional / Open Space Trail
- ~ Class 2 Bike Path
- ~ Class 3 Bike Path
- ~ Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

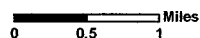
Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TDM/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.



September 14, 2011

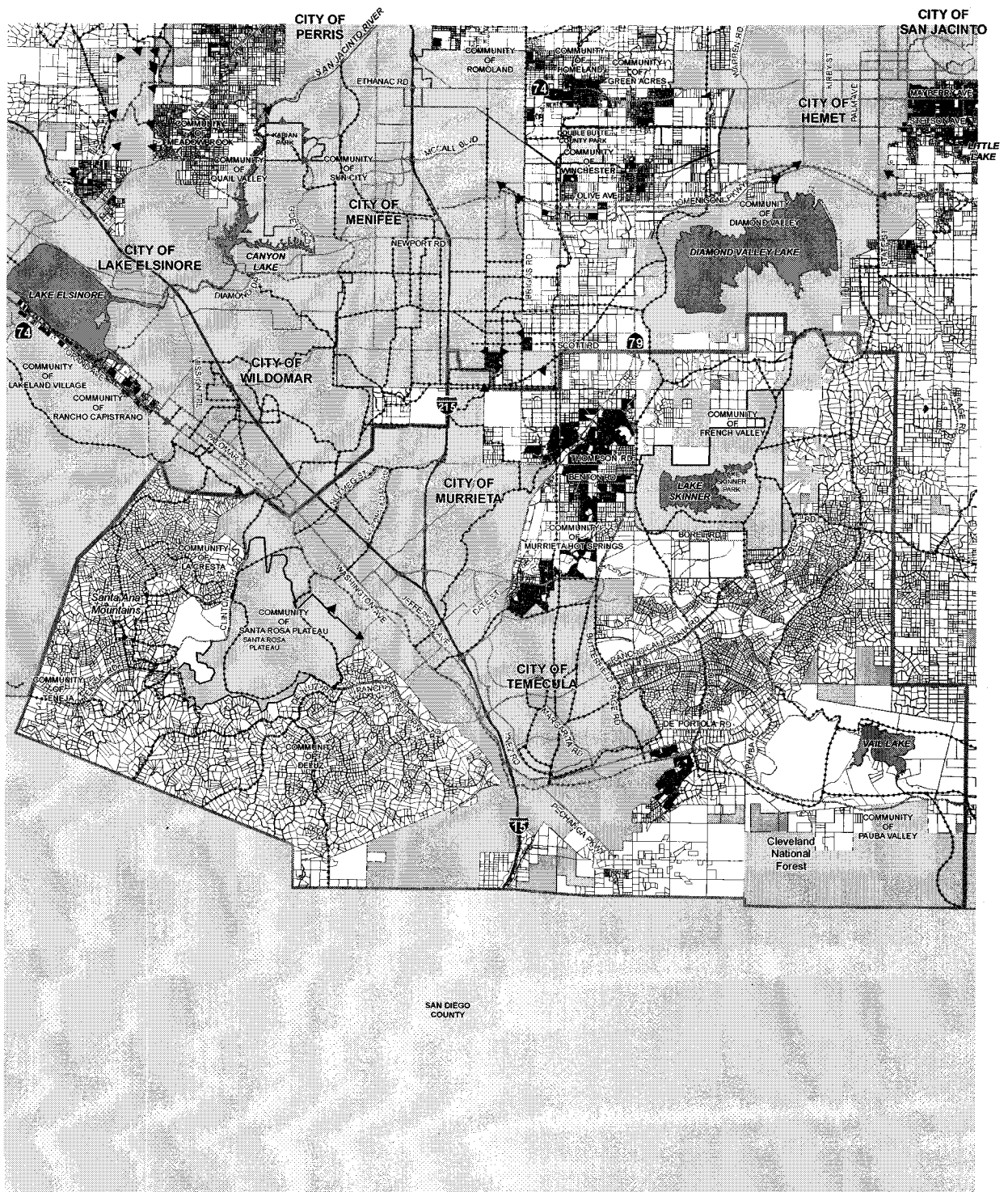


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**TEMECULA VALLEY  
WINE COUNTRY  
PROPOSED TRAILS AND  
BIKEWAY SYSTEM**





Data Source: Riverside County Parks

- Regional Trail
- Community Trail
- Combination Trail (Regional Trail / Class 1 Bike Path)
- Class 1 Bike Path
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TDM/Transportation and Planning Department, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeway systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area or such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeway systems.

Figure 8

September 14, 2011

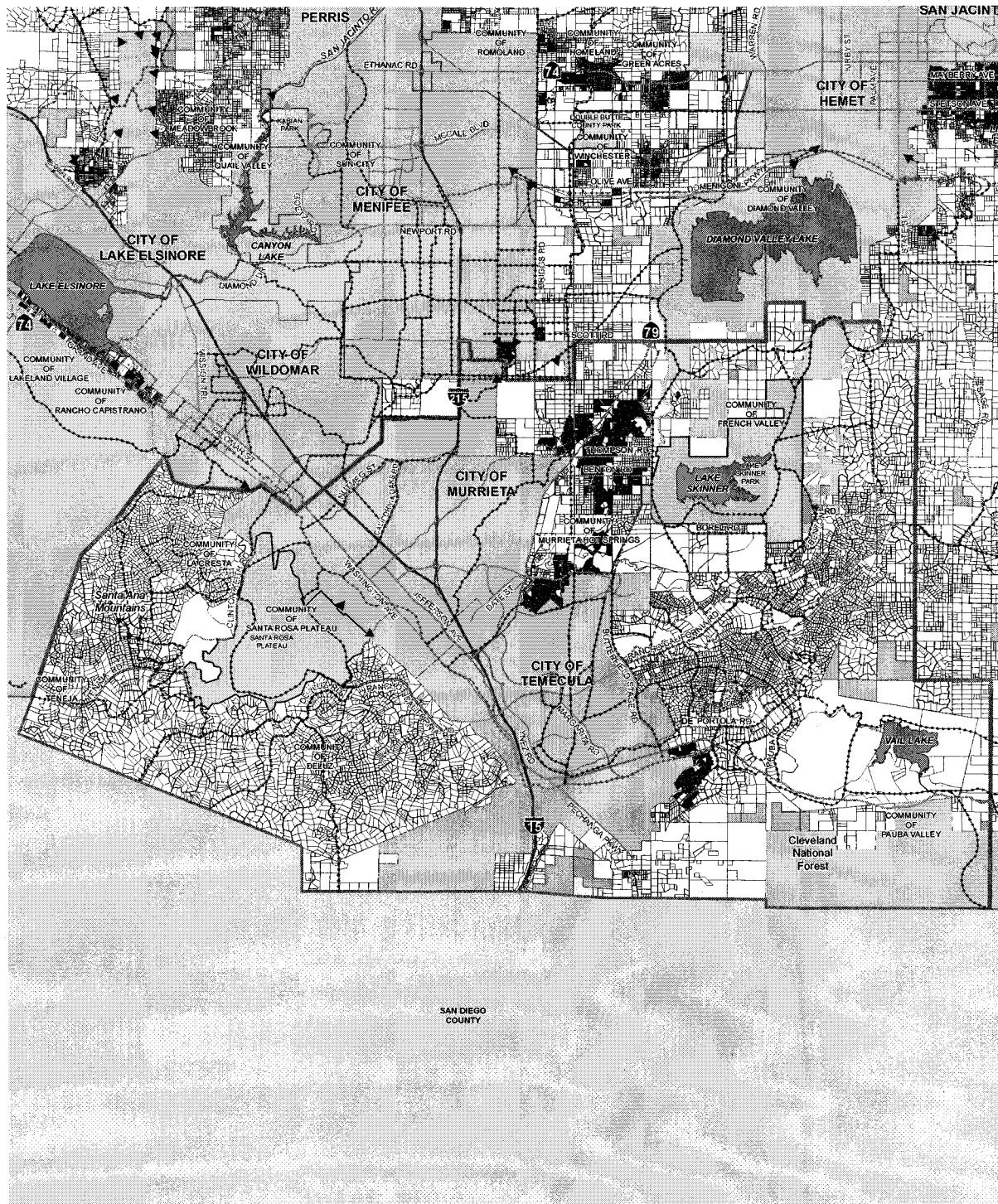
Miles

0 2 4

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**SOUTHWEST AREA PLAN  
TRAILS AND BIKEWAY  
SYSTEM**



Data Source: Riverside County Parks

- ~ Combination Trail (Regional / Class 1 Bike Path)
- ~ Class 1 Bike Path
- ~ Regional Trail
- ~ Community Trail
- ~ Historic Trail
- ~ Non-County Public and Quasi-Public Lands Trails
- ~ Regional / Open Space Trail
- ~ Class 2 Bike Path
- ~ Class 3 Bike Path
- ~ Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Riverside County Regional Park and Open Space District, with assistance from Riverside County TMA/Transportation and Planning Department, Riverside County Economic Development Agency, and other local, state, and Federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding correct alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned by the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 8









## NON-MOTORIZED TRANSPORTATION

A well-planned and built trail system can provide for an improved quality of life for Riverside County residents by providing a recreational amenity and by providing a viable alternative to the automobile. Ideally, this system would connect community centers, residential neighborhoods, recreational amenities, employment centers, *schools*, shopping areas, ~~and activity areas~~ *public spaces, and public transit*. Providing a safe user environment can encourage utilization of trails within commercial, office, and residential areas. Use of trails within recreation and natural open-space areas can be encouraged through proper signage and publicity.

### Policies:

- C 15.1 Implement a *two-tiered system of trails*, and later expand it into an effective non-motorized transportation system.
- C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such *potential sources* ~~things~~ as state and federal grants, *County transportation funds, "in-lieu" fees, special assessments, redevelopment agency funds, parking meter revenues, other public and non-profit organization funds, developer contributions, and other sources.* (AI 36)
- C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), *and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length.*
- C 15.4 ~~Periodically Review~~ and update the *Trails and Bikeways Plan (Figure C-7) Regional Trail Map* in accordance with the review procedures and schedule of the General Plan, in order to *ensure assure its compatibility with the other elements components* of the County General Plan, and with the similar plans of *agencies such as* Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, *Regional Conservation Authority, Riverside County Habitat Conservation Authority* and all jurisdictions within and abutting Riverside County.
- C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make the trails system user-friendly, ~~as much as reasonably~~ *where feasible.*
- ~~C 4-8~~ 15.6 ~~Provide, Encourage,~~ where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.



A **parkway** is located in, along, or adjacent to a stream's floodplain. Ordinarily it extends the length of the stream but may be broken into segments. Road and trailside parks are part of a parkway.

**Regional Trails** are designed to connect parks and provide linkage opportunities between open space areas and regional recreation areas.

**Community Trails** create linkages similar to region trails, but are local serving.



## Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where a trail is located and how it is designed and constructed will affect the type of use the trail gets, but most all trails are open to a variety all of these uses.

Riverside County currently has one developed trail that it the *Riverside County Regional Park and Open Space* maintains, the Santa Ana River Trail. The Santa Ana River Trail is part of a planned regional trail extending across multiple jurisdictions from the Pacific Ocean in Orange County to the San Bernardino Mountains in San Bernardino County. Some communities have trails which are built and are maintained by another entity such as a homeowners' association, a community service area, or a local park and recreation district. These trails lack connectivity to other parts of the County trail system, resulting in a fragmented system. Providing connectivity between County trails and between County trails and State and Federal trails, historic trails, and trails in other jurisdictions, will be instrumental in creating a usable trail system.

*The Riverside County Regional Park and Open Space District has prepared and adopted a Trails Development Standards Policy Manual, which is anticipated to be the District in all trails planning, construction, and maintenance activities.*

Riverside County has four several types of recreational trails and in addition, several sub-classifications, and other categories of trails, as described below:

**Regional Trails** - These are the main primary long distance trails within the County, and are usually designed to provide linkages between communities, regional parks, and open space areas. They are generally maintained and operated by the Riverside County Regional Parks and Open Space District. They are designed to eventually provide linkages between areas which could be quite distant from each other. They are also designed to connect with trails in State and Federal parks, forests, and recreational areas trails, as well as trails within cities and other jurisdictions. Regional trails are designed to serve users needing soft trail surfaces, including equestrians, pedestrians, joggers, and mountain bikers. Regional trails will have a easement of 14 to 20 feet wide and a trail width of 10 feet.

There are two types of Regional Trails. "Regional Urban and Rural Trails" are the first type, and they primarily connect communities, parks, and open space areas. They are built with 10' to 12' wide unpaved soft surfaces, and are generally sited within 20' wide (width may be permitted to vary) easements. Regional Urban and Rural Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, by the Transportation Department through Lighting and Landscape Maintenance Districts, or by other entities subject to approval by the County.

"Regional Open Space Trails" are intended for both open space areas associated with private developments and for publicly and quasi-publicly managed open space areas, where it is necessary to minimize both the impacts of human usage on the landscape and the level of trail maintenance required. These are generally existing trails, but some new trails may be built. These trails have 2' to 4' wide unpaved surfaces, within easements that are typically 10'



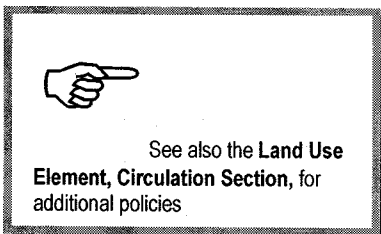
*wide. Regional Open Space Trails are usually intended to be maintained by the Riverside County Regional Park and Open Space District, or by public or quasi-public entities that either already own the open space areas that contain or would contain the trails, or have agreed with the County to accept open space areas and trails within them for maintenance.*

(See Figure C-7 8 for *Regional Trails* cross sections and details)

**Community Trails** - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such trails are typically maintained and operated by a local parks and recreation district or other governmental entities empowered and funded to maintain trails. *Community Trails are designed for trail users preferring a soft trail surface, including equestrians, pedestrians, joggers, and mountain bikers. Community Trails will be sited within have an easements or portions of road right-of-ways (ROWs) of 10 to up to 14 feet wide. and a trail width of 8 feet.* See Figure C-8 for *Community Trails* cross sections and details.

~~In addition to multipurpose recreational trails, the Riverside County Transportation Department also plans and/or implements a countywide system of bikeways. A system map may be found in Figure C-7. Policies in this section focus on the refinement of the current countywide trails plan and seek to expand implementation of the trail system.~~

**Historic Trails** – These *trails* are designated historic routes that recognize the rich history of Riverside County. The Historic Trails designated on the on the Bikeways and Trails Plan, Figure C-7, include: The Juan Bautista de Anza National Historic Trail, the Southern Immigrant Trail, the Pacific Crest National Scenic Trail, the California Riding and Hiking Trail, and the Bradshaw Route Trail. The Historic Trails routes designations are graphical representations of the general location of these historic routes and do not necessarily represent a planned Regional, or Community, or other type of existing or planned Trail. ~~In some cases, these trails have more detailed planning documents which describe interpretive routes for autos and/or non-motorized modes of Transportation. There generally are Regional or Community Trail designations that could more or less either follow or parallel these routes, thus providing opportunities to recognize the historic significance of these routes and affording the prospect of developing interpretive centers and signage.~~



~~**Non-County Public Lands Trails National Forest and BLM Trails** – Trails within the San Bernardino and Cleveland National Forests, Joshua Tree National Park, Santa Rosa and San Jacinto Mountains National Monument, public lands managed by the Bureau of Land Management, lands owned by the County of Riverside, the Western Riverside County Regional Conservation Authority, the Riverside County Habitat Conservation Agency, and other national, state, and local public or private lands such as those owned by the Nature Conservancy, Riverside Land Conservancy, and The Wildlands Conservancy, that are open to public usage, National Forest and BLM Trails are also depicted on the Bikeways and Trails Plan, Figure C-7. Such trails are managed and maintained by the responsible - Federal, state, or other agencies. While the County has no jurisdiction over such trails, they are shown on the County plan to indicate connectivity. ~~much as the trails within cities are shown.~~~~

*Other Types of Trail Classifications: In order to accommodate local community needs, some variances in purpose or design standards for certain local trails may be appropriate. Trail plans shown in Design Guidelines documents adopted*



## County of Riverside General Plan DRAFT Circulation Element- November 21, 2011

by the County are types of localized trail classifications that may be appropriate at the community-specific level.

*Design Guidelines have been developed for several of the County's communities, and more may be adopted in the future. The Mecca, Thermal, Vista Santa Rosa, Bermuda Dunes, Desert Edge, Lakeview/Nuevo, and Temescal Valley Design Guidelines each contain some trail development standards that are different from countywide trail standards, and that are unique to those communities. These customized Design Guideline trail standards were prepared with extensive local citizen input, and in close cooperation between the County and special districts that would be involved in the construction and/or maintenance of such trails.*

*Other, major trail corridors may have different types of designations along their routes through Riverside County. For example, the Santa Ana River National Recreation Trail contains components designated as Class I Bikeway, Regional Trail, and Combination Trail in its course along the Santa Ana River, for the most part along both sides of the river, connecting Riverside County to Orange and San Bernardino Counties.*

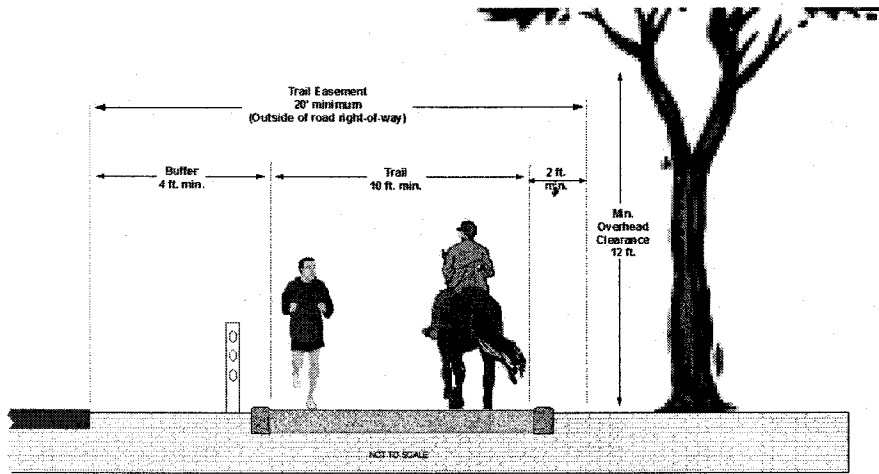
### **Policies:**

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7. (AI 33)
- C 16.2 Develop a multi-purpose recreational trail network with support facilities which provide a linkage with regional facilities, and require trailheads and staging areas that are equipped with adequate parking, bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities. (AI 35)

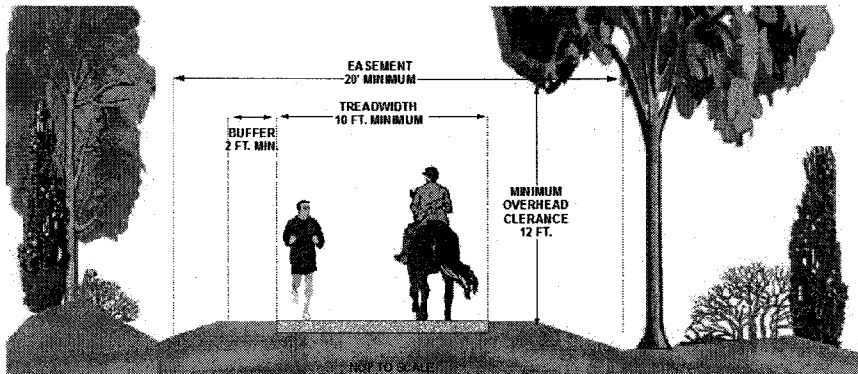


**Figure C- 1 Bikeways and Trails Plan**  
(See Separate Maps)

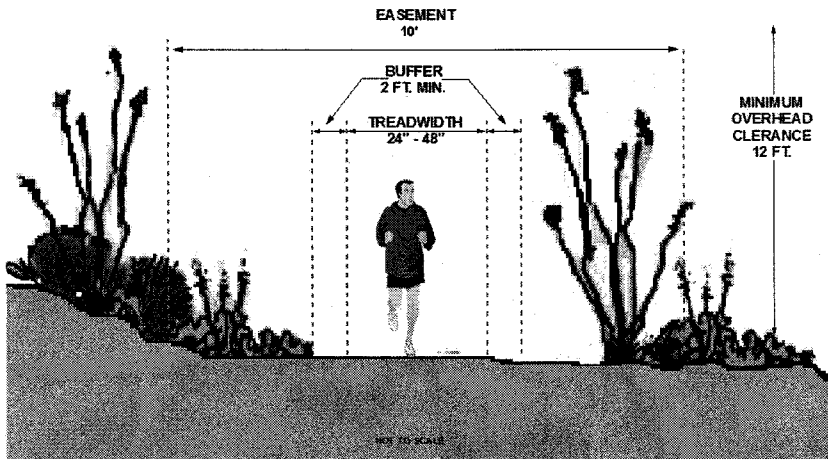
Figure C- 2 Trails Types Classification Details



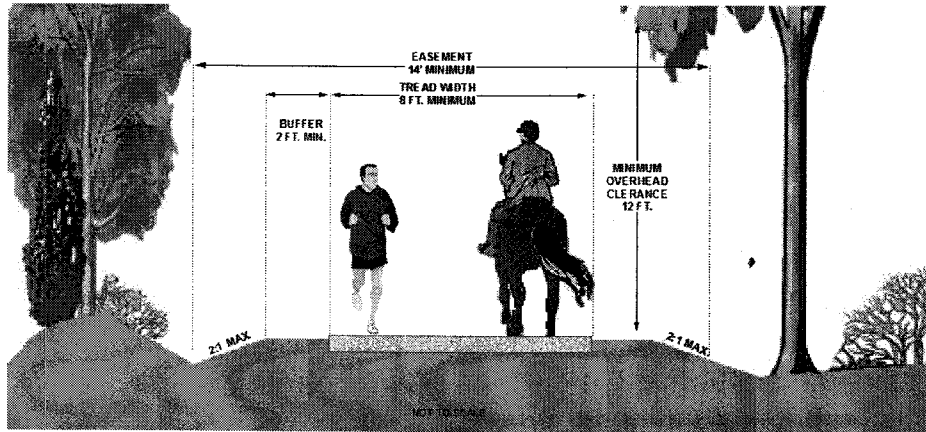
**REGIONAL TRAIL - IN URBAN AREAS**



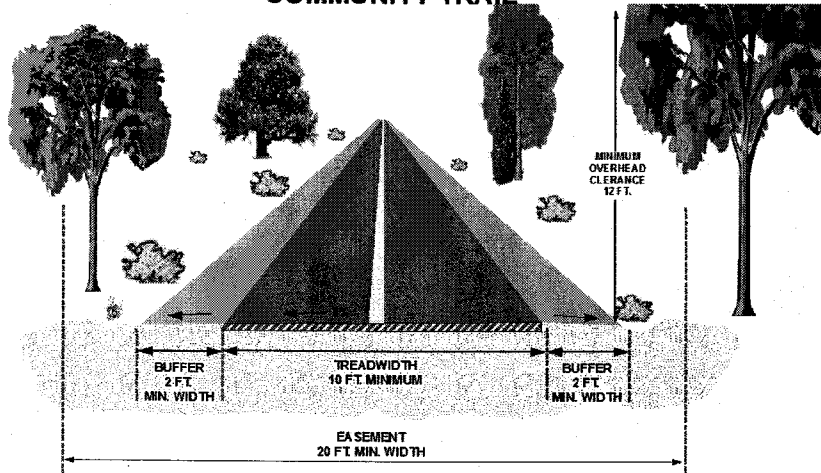
**REGIONAL TRAIL - IN RURAL AREAS**



**REGIONAL TRAIL - IN OPEN-SPACE AREAS**

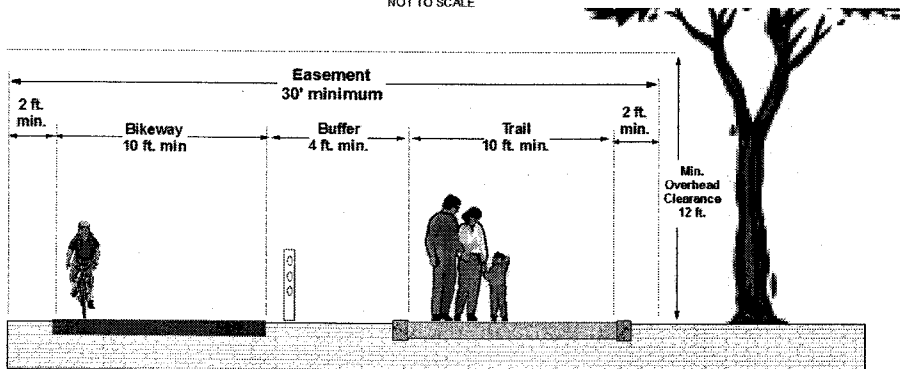


**COMMUNITY TRAIL**



**CLASS I BIKEWAY**

NOT TO SCALE



NOT TO SCALE

**CLASS I BIKEWAY/REGIONAL TRAIL - IN URBAN AREAS**



## County of Riverside General Plan

*DRAFT Circulation Element- November 21, 2011*

- C 16.3 Require that trail alignments either provide access to or link scenic corridors, schools, parks, *bus stops, transit terminals, park and ride commuter lots, and other natural areas and other areas of concentrated public activity, where feasible.*
- a. Require that all development proposals located along a planned trail or trails provide access to, *dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads.*
- a. *Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems, and that the trails connect with other existing and planned trails, recreation areas, schools, and parks near the development proposals.*
- i) b. *Ensure that existing and new gated communities, and where feasible, existing gated communities, do not preclude trails accessible to the general public from traversing through their boundaries.*
- c. *Provide buffers between streets and trails, and between adjacent residences and trails.*
- d. *Make use of already available or already disturbed land where possible for trail alignments.*
- b e. *Require that existing and proposed trails within Riverside County connect with those in other neighboring city, county, state, and federal jurisdictional areas.*
- C 16.4 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. *(AI 33)*
- a. *Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.*
- C 16.5 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include, *but are not limited to*, the rights-of-way for:
- a. *water mains;*
- b. *water storage project aqueducts;*
- c. *irrigation canals;*
- d. *flood control;*
- e. *sewer lines; and*
- f. *fiber optic cable lines,*
- g. *gas lines,*
- h. *electrical lines, and*
- i. *fire roads, railroads, and bridges.*
- C 16.6 Adhere to the following trail-development guidelines when siting a trail:
- a. ~~Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more services at less cost in one corridor. Require, where feasible, trails in urban areas to be located either outside~~





*of road rights-of-way or within road rights-of-way with additional dedicated right-of-way in fee required, and/or co-locate such trails in utility corridors, and adjacent to irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more trail services at less cost in (combined function corridors).*

- b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
  - i) Where a separate right-of-way is not feasible, maintain recreation trails within the County or Flood Control right-of-way, where feasible.
- c. *Develop and implement* Use trail design standards which will minimize maintenance due to erosion or vandalism.
- d. *Maximize visibility and physical access to trails from streets and other public lands.*
- e. *Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.*
- d.f. When a trail is to be reserved-obtained through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.
- e.g. Consider the use of abandoned rail lines as multipurpose "rail-trails" corridors through the "Rails-to-Trails" program. ~~for multi-purpose trails.~~
- f.h. Place all recreation trails a safe distances from the edges of active aggregate mining operations and separate them by physical barriers, such as fences, berms, and/or other effective separation measures. i) Avoid placing a trail where it will cross an active mined materials haul route.
- g.i. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic. *Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs at the intersections of trail crossings with public roads to ensure safe crossings by users.*
- h.j. *Design and construct trails that properly account for* ~~Take into consideration~~ such issues as sensitive habitat areas, cultural, flooding potentials, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation. ~~when designing and constructing trails.~~
- i.k. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service, *National Park Service, Bureau of Land Management*, and the state Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic, *cultural*, and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.
- j.l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance. (AI 3, 35, 36, 38, 39, 40, 41, 42).
- m. *Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.*



- n. *Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.*
- o. *Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.*
- p. *All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.*
- q. *Information about the County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of the County's trail system.*
- r. *Trails designed to accommodate equestrians shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.*
- s. *All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing so as to minimize foot and ankle injuries.*
- t. *Use already available or disturbed land for trails wherever possible for new or extended trails.*
- u. *Use pervious pavement or bio-swales along paved trails to assist in maintaining water quality.*
- v. *Offer consultation to local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.*

C 16.7 *Require the installation (where appropriate and pursuant to County standards) of the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing. ~~a simulated split rail fence with 2 to 3 rails constructed of white PVC material separating road rights of way from adjacent trail easements.~~ (AI 3)*

## **Bikeways**

Riverside County's bikeway system is included as part of the County's circulation system *Trails and Bikeways Plan mapping*. Planned bicycle routes are shown on the Bikeways and Trails Plan, Figure C-7. The County uses three types of bike path classifications:

**Class I** - Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross-flow minimized. *The right-of-way for Class I Bikeways may be substantial, separated from roadways by landscaped strips or other barriers. In some cases, where appropriate, Class I Bikeways may be designed and signed to also permit golf carts.*

**Class II** - ~~Provides a striped lane for one-way bike travel on a street or highway.~~ *Class II Bikeways, or bike lanes, are intended for preferential use by bicycles,*



and are provided for within the paved areas of roadways. Bike lane pavement striping and other markings, and bikeway signs are intended to promote an orderly flow of traffic by establishing demarcations between lanes designated for bicycles and lanes designated for motor vehicles. Bike lanes are one-way facilities that follow the flow of motor vehicle movement.

**Class III Bikeways:** Class III Bikeways, or bike routes, are intended to provide continuity within the bikeways system, usually by connecting discontinuous segments of Class I and Class II Bikeways. Bike routes are shared facilities, either with motor vehicles on roads or with pedestrians on sidewalks, and bicycle usage of the facilities is considered secondary. Bike routes are not marked on pavement but are supported by signs.

**Class I Bike Path/Regional Trail (Combination Trail)**—This functions as a regional connector to link all of the major bodies of water in Western Riverside County and to provide the opportunity for long distance users to take advantage of this system for long one-way or loop type trips. This system may also take advantage of existing or planned Class I Bike Paths, Regional Trails, and/or Community Trails for several combinations of easements, connections, or links. Bicycles are also allowed on regional and community trails, which allow all types of non-motorized use. However, Class I bike paths, and Class II bike lanes, and Class III signed bike routes are designed for bicycle use only. As with non-motorized trails, a connected system of bikeways is needed to encourage this alternative transportation method among County residents.

### *Combination Class 1 Bikeway/Regional Trails*

**Combination Class 1 Bikeway/Regional Trails (Combination Trails)** function as regional connectors linking together the urban and rural communities and major water bodies and parks in the County and provide opportunities for long-distance users to take advantage of this system for long one-way or loop-type trips. This system also links together existing and planned Class 1 Bikeways, Regional Trails, and other types of trails to enhance County residents' access to the trail system.

Combination Class 1 Bikeway/Regional Trails (also called Combination Trails) include both a Class 1 Bikeway, with a 20' wide paved surface, marked for two-way traffic, for use primarily by bicyclists and pedestrians, and a Regional Urban and Rural Trail, with a 10' – 12' wide soft surface, for use primarily by equestrians and pedestrians, located either in tandem on one side of a street, river, or other major linear feature, or in "split" fashion, with one function (Class 1 Bikeway) of the Combination Trail located on one side of the street or other linear geographical feature, and the other type (Regional Urban or Rural Trail) located on the other side of the street or linear feature.

Combination Trails generally require 30' wide easements where both components of the trails are situated in tandem on one side of a street or linear feature. Where the trail components are split along a street or other linear feature, the easements required will generally be the same as for Class 1 Bikeways (generally 20' wide) and Regional Urban and Rural Trails (generally 20' wide) when built separately. Unless maintained by a County Service Area (CSA) or a special parks district, Combination Trails are usually maintained by the Riverside County Regional Park and Open Space District, or by the Transportation Department through a Landscape and Lighting Maintenance District.



See Figure C-8 for Combination Trails cross-sections and details.

**Policies:**

- C 17.1 Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combo Trails) as shown in the Trails Plan (Figure C-7), to the design standards as outlined in the California Department of Transportation Highway Design Manual, *adopted County Design Guidelines (for communities that have them), the Riverside County Regional Park and Open Space Trails Standards Manual, and other County Guidelines. (AI 34, 41)*
- C 17.2 Require bicycle access between proposed developments and other parts of the County trail system through dedication of easements and construction of bicycle access ways.
- C 17.3 Ensure that the bikeway system incorporates the following:
- a. Interconnection *throughout and between* of cities and unincorporated communities;
  - b. Provision of lanes to specific destinations such as state or county parks;
  - c. Provision for *recreational bicycle riding and bicycle touring*; and
  - d. Encouragement of bicycle commuting. *Encouragement of golf cart commuting within a community.*
  - e. *Connect bikeways to all urban transit centers and systems (bus stops and Metrolink stations).*
  - f. *Provide bicycle parking at transit stops and park-and-ride lots.*
- C 17.4 Ensure that alternative modes of motorized transportation, such as buses, trains, *taxi cabs*, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems. *Coordinate with all transit operators to ensure that bicycle facilities are provided along and/or near all transit routes, whenever feasible. New land developments shall be required to provide bicycle facilities due to existing or future planned transit routes.*

### **Acquisition, Maintenance, and Funding of Multipurpose Trails and Bikeways**

The implementation of a usable trail network in Riverside County will require a combination of several strategies including land acquisition, trail maintenance, and funding for trails. The following policies identify actions which will enable the County to facilitate the creation and upkeep of these valuable facilities.

**Policies:**

- C 18.1 ACQUISITION (AI 33)
- a. Promote public/private partnerships for trail acquisition.
  - b. *Seek ways to build a trail system affordably, and seek partners in doing so within a reasonable time frame, possibly in stages, to serve all trail communities, and upgrade the system of linkages/destinations.*



- b-c. Determine which public and/or private agencies have *existing* easements ~~or existing~~, unused rights-of-way, which potentially could be incorporated as trail linkages throughout Riverside County. Such agencies may include the Riverside County Flood Control and Water Conservation District, *regional and local parks districts and transportation agencies*, various utility companies/districts, and Railroad companies, leverage – use roads, dirt roads, as trails routes, to foster partnerships, get the trails built and managed, etc.
- e-d. Evaluate the potential use of private-landowner tax credits for acquiring necessary trail easements and/or rights-of-way. A system such as this would allow a landowner to dedicate an easement for trail purposes in exchange for having that portion of the property assessed as open-space instead of a higher land-use category.
- e. *Seek to connect existing cul-de-sacs to each other, and to trail networks. In rare occasions, this may entail purchasing homes at the ends of streets, constructing the connections, and reselling the homes.*
- f. *Wherever possible and to the extent consistent with overall trail system objectives, use trail designs and locations that minimize construction and maintenance costs.*

### C 18.2 MANAGEMENT AND MAINTENANCE

- a. Implement maintenance options such as the use of volunteers, associations, or private landowner maintenance agreements, and/or adopt-a-trail programs sponsored by various groups,
- b. Implement methods to discourage unauthorized use of trails by motorized vehicles, which may cause trail deterioration, create an unsafe environment, and/or disrupt the enjoyment of the trails by legitimate trail users. These methods may include the installation of gates and motorcycle barriers, posting signs prohibiting unauthorized activities, or implementing educational programs to encourage the proper use of trails.
- c. Research the potential for, and consider establishing a countywide trail management entity that will facilitate the acquisition of adequate funds for trail maintenance.
- d. Research the potential for, and consider establishing a separate agency within the County to manage and maintain the County's trails system.
- e. *Use trail designs that remove or limit injury/safety liability concerns.*
- f. *Use trail designs that minimize trail maintenance costs.*



C 18.3 FUNDING

- a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation grants, and/or funds/assessments from local, regional, State, and Federal government entities. (AI 36, 37)
  
- b. Persuade local communities to finance their own community trail systems through the use of special tax *assessment* districts. If applicable, these districts should also provide adequate regulation for the keeping of horses.

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1  
2 Equestrian activities are quite complimentary to the rural character of this policy area. The  
3 Wine Country – Equestrian (WC-E) zoning classification is intended to support equestrian activities in  
4 certain geographic areas of this policy area. Incidental equestrian uses, such as polo-grounds, western  
5 stores, restaurants, rodeo arena, and petting zoo, shall be authorized only when they are secondary, and  
6 directly related to commercial equestrian establishment as defined in the following sections.

7 In addition, there is a need to ensure compatibility and balance of residential and  
8 commercial activities in this policy area. The Wine Country – Residential (WC-R) zoning classification is  
9 intended to allow clustering of residential density in certain geographic areas of this policy area.  
10 Clustering of residential density shall be allowed only in conjunction with permanent preservation of  
11 vineyards or equestrian lands as defined in the following sections.

12 SECTION 14.91. DEFINITIONS. As used in this article, the following terms shall  
13 have the following meanings:

- 14 a. BED AND BREAKFAST INN. Usually a dwelling unit, but sometimes a small  
15 facility, with 10 or fewer hotel rooms, which provides lodging and breakfast for  
16 temporary overnight occupants, in return for compensation. This facility may have  
17 a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no  
18 provision for cooking (on stove or grill) in a room.
- 19 b. CLUSTERED DEVELOPMENT. A development, in which the allowed number  
20 of dwelling units (density yield) are placed in closer proximity than usual, with the  
21 purpose of permanently preserving vineyards or equestrian lands, pursuant to the  
22 development standards of Section 14.96.c.
- 23 c. COTTAGE INDUSTRY. A home-based occupation or service carried on by a  
24 resident within their dwelling in return for compensation. Such activity is  
25 conducted in a manner not to give an outward appearance, or manifest any  
26 characteristics of a business in the ordinary meaning of the term. Cottage industry  
27  
28

1 may include, but not be limited to, knitting, sewing, quilting, pottery, accounting,  
2 book-binding, cooking, etc.

3 d. COTTAGE INN. A dwelling unit with 5 or fewer bedrooms, which provides  
4 lodging and breakfast for temporary overnight occupants in return for  
5 compensation and which is solely owned and operated by the property owner. A  
6 Cottage Inn may have a small preparation kitchen utilized for non monetary  
7 consumption of food for the inn-guests.

8 e. COUNTRY INN. A mid-size facility, usually an extension of the main dwelling  
9 unit, with 11 to 20 hotel rooms, which provides lodging and breakfast for  
10 temporary overnight occupants, in return for compensation. This facility may have  
11 a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no  
12 provision for cooking (on stove or grill) in a room.

13 f. EQUESTRIAN. Pertaining to horses and horse riders.

14 g. EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses are kept,  
15 sheltered, trained, nursed, or boarded in return for compensation. An equestrian  
16 establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks,  
17 pens, as well as associated appurtenant structures or buildings, including but not  
18 limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise  
19 equipment storage areas, horse training schools, small-scale animal hospitals, feed  
20 storage facilities, covered forage/hay storage areas, equestrian trail riding areas,  
21 horse trailer parking areas, and other similar type of facilities.

22 h. EQUESTRIAN LAND. A fenced-in open area in which the grazing of horses or  
23 other livestock may occur. Equestrian lands are actively managed to control weeds  
24 as well as suitability for use by livestock. Equestrian land may include horse  
25 holding areas, open corrals, exercise areas, riding area, or horse racing rings as long  
26 as no buildings or structures are present on it.

- 1 i. GRAPES. A smooth-skinned fruit that grows in clusters on vines, the juice of  
2 which is fermented to make grape wine.
- 3 j. GRAPEVINES. Vines used to grow grapes.
- 4 k. HORSE SHOW FACILITY. A small or medium size equestrian facility, which  
5 provides a venue for judged exhibition, training event, competition of horses or  
6 equestrian sport activities. The maximum number of guests may not exceed 5  
7 guests per acre per event.
- 8 l. HOTEL. A bed and breakfast inn, country inn or large scale lodging facility with  
9 more than 20 rooms/suites, which provides lodging and breakfast for temporary  
10 overnight occupants, in return for compensation. A hotel may have a kitchenette  
11 (small counter with microwave, cabinets and mini refrigerator), but no provision  
12 for cooking (on stove or grill) in a room or suite.
- 13 m. HOTEL ROOM. A lodging room with bathroom access, which accommodates  
14 one or two persons and contains basic furniture, such as one or two beds,  
15 nightstands, a dresser, a desk, a chair, a wardrobe or built-in closet, and a  
16 television.
- 17 n. HOTEL SUITES. A hotel-room, which accommodates a maximum of four  
18 persons, and which generally, contains one bedroom and other rooms/spaces for  
19 living, kitchenette, closet, luxury bathroom etc. with one external access.
- 20 o. PRODUCTION LOT. An independent lot of twenty (20) acres gross or more that  
21 is set-aside for planting vineyards through a deed-restriction, fee-title purchase, or  
22 other conservation mechanism.
- 23 p. RESORT. A full-service hotel, with hotel rooms, suites, or free standing villas,  
24 which provides lodging and meals for visitors, in return for compensation. Such  
25 self-contained large-scale lodging facility may provide additional commercial and  
26 recreational uses such as spas, amphitheaters, conference rooms, golf-courses,  
27  
28

1 banquet-halls etc. operated primarily by one entity for the convenience of the  
2 guests thereof.

3 q. SPECIAL OCCASION FACILITY. An indoor or outdoor facility, which may  
4 include a gazebo, pavilion, amphitheater, structure, building or auditorium, which  
5 is used on special occasions such as wedding, party, concert, conference, charity  
6 event, fundraiser etc. for a specific period of time in return for compensation. An  
7 outdoor special occasion facility may involve a gazebo, pavilion, or amphitheater  
8 for wedding ceremonies, concerts, or other celebrations. An indoor special occasion  
9 facility may involve a structure, building or auditorium for wedding receptions,  
10 conferences, or other celebrations.

11 r. TEMECULA VALLEY WINEGROWERS ASSOCIATION EVENT. Fundraising  
12 efforts, normally 6 to 8 events per year, of member wineries of the Temecula  
13 Valley Winegrowers Association, including the region-wide barrel tastings, where  
14 the member wineries provides food and wine sampling for ticket holders, but  
15 excluding crushing events.

16 s. VINEYARD. A farm where grapevines are planted, grown, raised or cultivated for  
17 the purpose of producing grape wine.

18 t. WINERY. An agricultural facility designed and used to crush, ferment, and process  
19 grapes into wine.

20 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)  
21 ZONE. The following regulations shall apply to all WC-W Zone:

22 a. ALLOWED USES:

- 23 (1) One-family dwelling.  
24 (2) Cottage Inn.  
25 (3) Cottage Industry.  
26 (4) Temecula Valley Winegrowers Association Event.

1 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,  
2 and herb gardening; orchards; apiaries; the drying, processing and  
3 packing (other than canning) of fruits, nuts, vegetables and other  
4 horticultural products where such drying, processing or packing is  
5 primarily in conjunction with an agricultural operation or an  
6 incidental commercial use as defined by Riverside County General  
7 Plan policies and the provisions of this zone, and provided that the  
8 permanent buildings and structures used in conjunction with such  
9 drying, processing, and packing operations are not nearer than fifty  
10 feet (50') from the boundaries of the premises, except when the site  
11 is located next to Rancho California Road, Monte De Oro Road,  
12 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck  
13 Road, Borel Road, Butterfield Stage Road, Calle Contento Road,  
14 Camino Del Vino Road, and Hwy 79 S. the minimum setback  
15 requirement shall be one hundred feet (100').

16 (6) The grazing of sheep where such grazing operation is conducted on  
17 fields for the purpose of clearing stubble or unharvested crops,  
18 without limit as to the number of animals per acre, for a period of  
19 not more than 30 days in any six-month period for each lot.

20 (7) The non-commercial keeping, raising or boarding of horses, cattle,  
21 sheep and goats on lots 20,000 square feet or larger and 100 feet in  
22 width, provided they are kept not less than 50 feet from any  
23 dwelling units other than a dwelling unit located on the same lot.  
24 The number of such animals is not to exceed two (2) animals per  
25 gross acre of all the land available; provided however, the  
26 systematic rotation of animals with more than two (2) animals per  
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1 gross acre is permitted so long as the total number of permitted  
2 animals is not exceeded.

3 (8) Future Farmers of America or 4-H projects.

4 (9) The outside storage of materials such as irrigation equipment and  
5 farming machinery is allowed as an accessory use with no limit  
6 provided the materials are used in conjunction with a farm or  
7 equestrian land. Otherwise, the outside storage of materials is  
8 allowed as an accessory use on lots from one-half acre to one acre  
9 provided the amount is limited to one hundred (100) square feet with  
10 a maximum height of six feet (6') and is allowed as an accessory use  
11 on lots one acre or larger provided the amount is limited to two  
12 hundred (200) square feet with a maximum height of six feet (6').

13 b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The  
14 following uses are permitted provided a plot plan has been approved pursuant to  
15 Section 18.30 of this ordinance.

16 (1) In addition to the principal dwelling, an additional one-family  
17 dwelling may be permitted, including mobile homes on permanent  
18 foundations, excluding the principal dwelling, shall be allowed for  
19 each ten (10) acres of a farm. Any such additional dwellings shall be  
20 located on a lot being farmed and may be occupied by the owner,  
21 operator or employee of the farming operation as a one-family  
22 residence provided:

23 a. The dwelling is not rented or offered for lease.

24 b. The dwelling units are located not less than fifty feet (50')  
25 from any property line, except when the site is located next  
26 to Rancho California Road, Monte De Oro Road, Anza  
27 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck  
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1 Road, Borel Road, Butterfield Stage Road, Calle Contento  
2 Road, Camino Del Vino Road, and Hwy 79 S. the minimum  
3 setback requirement shall be one hundred feet (100').

- 4 c. The dwelling units are screened from view at the front  
5 property line by shrubs or trees.
- 6 d. The arrangement of the dwelling, sanitary facilities and  
7 utilities conforms with all requirements of law including the  
8 County Public Health Department and the County Building  
9 and Safety Department.
- 10 e. The total number of such additional dwellings for any farm  
11 shall not exceed four.

12 (2) A temporary stand for the display and sale of agricultural products  
13 of any authorized use that are produced on contiguous lots owned or  
14 leased by the owner or occupant of the premises. The duration of  
15 sales from the temporary stand shall not exceed a period of three  
16 continuous months or a total of six months during any calendar year.  
17 The stand shall not exceed 300 square feet, shall not include any  
18 permanent building or structure, shall be erected no earlier than  
19 completion of any period of sales. Off-street parking shall be  
20 provided as required in Section XXX of this ordinance, except that  
21 no paving shall be required.

22 (3) Winery, only with an established on-site vineyard and a minimum  
23 gross parcel size of ten (10) acres.

24 (4) The following appurtenant and incidental commercial uses, only  
25 with a winery , an established on-site vineyard, and a minimum  
26 gross parcel size of ten (10) acres:

- 27 a. Wine sampling room; and  
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1 d. Clustered subdivision is permitted, only with an established on-site  
2 vineyard, provided that a parcel map or tract map has first been approved pursuant  
3 to the development standards of this section.

4 SECTION 14.93. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING  
5 (WC-WE) ZONE. The following regulations shall apply to all the twenty-eight (28)  
6 existing wineries within WC-WE Zone:

7 a. ALLOWED USES:

- 8 (1) One-family dwelling.  
9 (2) Cottage Inn.  
10 (3) Cottage Industry.  
11 (4) Temecula Valley Winegrowers Association Event.  
12 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,  
13 and herb gardening; orchards; apiaries; the drying, processing and  
14 packing (other than canning) of fruits, nuts, vegetables and other  
15 horticultural products where such drying, processing or packing is  
16 primarily in conjunction with an agricultural operation or an  
17 incidental commercial use as defined by Riverside County General  
18 Plan policies and the provisions of this zone, and provided that the  
19 permanent buildings and structures used in conjunction with such  
20 drying, processing, and packing operations are not nearer than fifty  
21 feet (50') from the boundaries of the premises, except when the site  
22 is located next to Rancho California Road, Monte De Oro Road,  
23 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck  
24 Road, Borel Road, Butterfield Stage Road, Calle Contento Road,  
25 Camino Del Vino Road, and Hwy 79 S. the minimum setback  
26 requirement shall be one hundred feet (100').  
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1 (6) The grazing of sheep where such grazing operation is conducted on  
2 fields for the purpose of clearing stubble or unharvested crops,  
3 without limit as to the number of animals per acre, for a period of  
4 not more than 30 days in any six-month period for each lot.

5 (7) The non-commercial keeping, raising or boarding of horses, cattle,  
6 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
7 width, provided they are kept not less than 50 feet from any  
8 dwelling units other than a dwelling unit located on the same lot.  
9 The number of such animals is not to exceed two (2) animals per  
10 gross acre of all the land available; provided however, the  
11 systematic rotation of animals with more than two (2) animals per  
12 gross acre is permitted so long as the total number of permitted  
13 animals is not exceeded.

14 (8) Future Farmers of America or 4-H projects.

15 (9) The outside storage of materials such as irrigation equipment and  
16 farming machinery is allowed as an accessory use with no limit  
17 provided the materials are used in conjunction with a farm or  
18 equestrian land. Otherwise, the outside storage of material is  
19 allowed as an accessory use on lots from one-half acre to one acre  
20 provided the amount is limited to one hundred (100) square feet with  
21 a maximum height of six feet (6') and is allowed as an accessory use  
22 on lots one acre or larger provided and the amount is limited to two  
23 hundred (200) square feet with a maximum height of six feet (6').

24 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The  
25 following uses are permitted provided a plot plan has first been approved pursuant  
26 to Section 18.30 of this ordinance.  
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1 (1) In additional to the principal dwelling, an additional one-family  
2 dwelling may be permitted including mobile homes on permanent  
3 foundations, excluding the principal dwelling, shall be allowed for  
4 each ten (10) acres of farm. Any such additional dwellings shall be  
5 located on a lot being farmed and may be occupied by the owner,  
6 operator or employee of the farming operation as a one-family  
7 residence provided:

- 8 a. The dwelling is not rented or offered for lease.
- 9 b. The dwelling units are located not less than fifty feet (50')  
10 from any property line, except when the site is located next  
11 to Rancho California Road, Monte De Oro Road, Anza  
12 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck  
13 Road, Borel Road, Butterfield Stage Road, Calle Contento  
14 Road, Camino Del Vino Road, and Hwy 79 S. the minimum  
15 setback requirement shall be one hundred feet (100').
- 16 c. The dwelling units are screened from view at the front  
17 property line by shrubs or trees.
- 18 d. The arrangement of the dwelling, sanitary facilities and  
19 utilities conforms with all requirements of law including  
20 requirements of the County Public Health Department and  
21 the County Building and Safety Department.
- 22 e. The total number of such additional dwellings for any farm  
23 shall not exceed four.

24 (2) A temporary stand for the display and sale of agricultural products  
25 of any authorized use that are produced on the lot where such stand  
26 is located or are produced on contiguous lots owned or leased by the  
27 owner or occupant of the premises. The duration of sales from the  
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1 temporary stand shall not exceed a period of three continuous  
2 months or a total of six months during any calendar year. The stand  
3 shall not exceed 300 square feet, shall not include any permanent  
4 building or structure, shall be erected no earlier than completion of  
5 any period of sales. Off-street parking shall be provided as required  
6 in Section XXX of this ordinance, except that no paving shall be  
7 required.

8 (3) The following appurtenant and limited incidental commercial uses,  
9 only with an established on-site vineyard and a minimum gross  
10 parcel size of five (5) acres:

11 a. Bed and breakfast inns, and day spas and cooking schools  
12 only in conjunction with a bed and breakfast inn.

13 (4) The following appurtenant and limited incidental commercial uses,  
14 only with an established on-site vineyard and a minimum gross  
15 parcel size of ten (10) acres:

16 a. Special occasion facility; or

17 b. County inns, and day spas and cooking schools only in  
18 conjunction with a country inn.

19 (5) The following appurtenant and incidental commercial uses, only in  
20 conjunction with a winery, an established on-site vineyard, and a  
21 minimum gross parcel size of ten (10) acre:

22 a. Wine sampling room;

23 b. Retail wine sales and/or gift sale;

24 c. Special occasion facility; and

25 d. Bed and breakfast inns or Delicatessens/restaurants;  
26 however, drive-thru restaurants are not permitted.

1 (6) The following appurtenant and incidental commercial uses, only in  
2 conjunction with a winery, an established on-site vineyard, and a  
3 minimum gross parcel size of fifteen (15) acre:

- 4 a. Wine sampling room;
- 5 b. Retail wine sales and/or gift sale;
- 6 c. Special occasion facility; and
- 7 d. Country-inn or Delicatessens/restaurants; however, drive-  
8 thru restaurants are not permitted.

9 c. Farm Labor Camps are permitted provided a conditional use permit has first  
10 been approved pursuant to Section 18.28 of this ordinance.

11 d. Clustered development is permitted, only with an established on-site  
12 vineyard, provided that a parcel map or tract map has first been approved pursuant  
13 to the development standards of this section.

14 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)  
15 ZONE. The following regulations shall apply to all WC-E Zone:

16 a. ALLOWED USES:

- 17 (1) One-family dwelling.
- 18 (2) Cottage Inn.
- 19 (3) Cottage Industry.
- 20 (4) Equestrian Establishment.
- 21 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,  
22 and herb gardening; orchards; apiaries; the drying, processing and  
23 packing (other than canning) of fruits, nuts, vegetables and other  
24 horticultural products where such drying, processing or packing is  
25 primarily in conjunction with an agricultural operation or an  
26 incidental commercial use as defined by Riverside County General  
27 Plan policies and the provisions of this zone, and provided that the  
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1 permanent buildings and structures used in conjunction with such  
2 drying, processing, and packing operations or commercial equestrian  
3 establishments are not nearer than fifty feet (50') from the  
4 boundaries of the premises, except when the site is located next to  
5 Rancho California Road, Monte De Oro Road, Anza Road, Glen  
6 Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road,  
7 Butterfield Stage Road, Calle Contento Road, Camino Del Vino  
8 Road, and Hwy 79 S. the minimum setback requirement shall be one  
9 hundred feet (100').

10 (6) The grazing of sheep where such grazing operation is conducted on  
11 fields for the purpose of clearing stubble or unharvested crops,  
12 without limit as to the number of animals per acre, for a period of  
13 not more than 30 days in any six-month period for each lot.

14 (7) The noncommercial keeping, raising or boarding of horses, cattle,  
15 sheep, goats on lots 20,000 square feet or larger and 100 feet in  
16 width, provided they are not less than 50 feet from any dwelling unit  
17 other than a dwelling unit located on the same lot. Two such  
18 animals may be kept on each 20,000 square feet up to one acre and  
19 two such animals for each additional acre. The number of such  
20 animals is not to exceed five (5) animals per gross acre of all the  
21 land available; provided however, the systematic rotation of animals  
22 with more than five (5) animals per gross acre is permitted so long  
23 as the total number of permitted animals is not exceeded.

24 (8) Farms or facilities for the selective or experimental breeding and  
25 raising of horses, cattle, sheep, and goats subject to the limitations  
26 set forth in subsection XXX of this section.

27 (9) Future Farmers of America or 4-H projects.  
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1 (10) The outside storage of materials such as irrigation equipment and  
2 farming machinery is allowed as an accessory use with no limit  
3 provided the materials are used in conjunction with a farm or  
4 equestrian land. Otherwise, the outside storage of materials is  
5 allowed as an accessory use on lots from one-half acre to one acre  
6 provided the amount is limited to one hundred (100) square feet with  
7 a maximum height of six feet (6') and is also allowed as an  
8 accessory use on lots one acre or larger provided the amount is  
9 limited to two hundred (200) square feet with a maximum height of  
10 six feet (6') for parcels on one-half (1/2) acre or more.

11 b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The  
12 following uses are permitted provided a plot plan has first been approved pursuant  
13 to Section 18.30 of this ordinance.

14 (1) In addition to the principal dwelling, an additional one-family  
15 dwelling, including mobile homes on permanent foundations,  
16 excluding the principal dwelling, shall be allowed may be permitted  
17 for each ten(10) acres of a farm. Any such additional dwellings shall  
18 be located on a lot being farmed and may be occupied by the owner,  
19 operator or employee of the farming operation as a one-family  
20 residence provided:

21 a. The dwelling is not rented or offered for lease.

22 b. The dwelling units are located not less than fifty feet (50')  
23 from any property line, except when the site is located next  
24 to Rancho California Road, Monte De Oro Road, Anza  
25 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck  
26 Road, Borel Road, Butterfield Stage Road, Calle Contento  
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1 Road, Camino Del Vino Road, and Hwy 79 S. the minimum  
2 setback requirement shall be one hundred feet (100').

- 3 c. The dwelling units are screened from view at the front  
4 property line by shrubs or trees.
- 5 d. The arrangement of the dwelling, sanitary facilities and  
6 utilities conforms with all requirements of law including  
7 requirements of the County Public Health Department and  
8 the County Building and Safety Department.
- 9 e. The total number of such additional dwellings for any farm  
10 shall not exceed four.

11 (2) A temporary stand for the display and sale of agricultural products  
12 of any authorized use that are produced on contiguous lots owned or  
13 leased by the owner or occupant of the premises. The duration of  
14 sales from the temporary stand shall not exceed a period of three  
15 continuous months or a total of six months during any calendar year.  
16 The stand shall not exceed 300 square feet, shall not include any  
17 permanent building or structure, shall be erected no earlier than  
18 completion of any period of sales. Off-street parking shall be  
19 provided as required in section XXX of this ordinance, except that  
20 no paving shall be required.

21 (3) Winery, only with an established on-site vineyard and a minimum  
22 gross parcel size of ten (10) acres.

23 (4) The following appurtenant and incidental commercial uses, only  
24 with a winery , an established on-site vineyard, and a minimum  
25 gross parcel size of ten (10) acres:

- 26 a. Wine sampling room; and  
27 b. Retail wine sales and/or gift sale  
28



1 (5) Commercial Equestrian Establishment, only with an established  
2 onsite equestrian land and a minimum gross parcel size of ten (10)  
3 acres.

4 (6) The following appurtenant and incidental equestrian uses only in  
5 conjunction with a commercial equestrian establishment, an  
6 established on-site equestrian land, and a minimum gross parcel size  
7 of ten (10) acres:

8 a. Polo-grounds or horse show facility; and

9 b. Petting Zoo.

10 (7) The following appurtenant and incidental equestrian uses only in  
11 conjunction with a commercial equestrian establishment, an  
12 established on-site equestrian land, and a minimum gross parcel size  
13 of twenty (20) acres:

14 a. Western store, including but not limited to, saddle and  
15 harness shop, tack shop, feed and grain store, custom-crafted  
16 equestrian goods shop, horse rental facility etc; and

17 b. Delicatessens and/or restaurants; however, drive-thru  
18 restaurants are not permitted.

19 c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE**  
20 **PERMIT.** The following uses are permitted provided that a conditional use permit  
21 has first been approved pursuant to Section 18.28 of this ordinance.

22 (1) Farm labor camps.

23 (2) The following appurtenant and incidental equestrian uses only in  
24 conjunction with a commercial equestrian establishment, an  
25 established on-site equestrian land, and a minimum gross parcel size  
26 of fifty (50) acres:

27 a. Horse racing track or rodeo arena; and  
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- (5) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each lot.
- (6) The noncommercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling unit other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.
- (7) Farms or establishments for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection XXX of this section.
- (8) Future Farmers of America or 4-H projects.
- (9) The outside storage of materials such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm or equestrian land. Otherwise, the outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6') and is allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6').

1                   b.       CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The  
2 following uses are permitted provided a plot plan has first been approved pursuant  
3 to Section 18.30 of this ordinance.

4                   (1)       In addition to the principal dwelling, an additional one-family  
5 dwelling, including mobile homes on permanent foundations,  
6 excluding the principal dwelling, shall be allowed may be permitted  
7 for each ten(10) acres of a farm. Any such additional dwellings shall  
8 be located on a lot being farmed and occupied by the owner,  
9 operator or employee of the farming operation as a one-family  
10 residence provided:

- 11                   a.       The dwelling is not rented or offered for lease.
- 12                   b.       The dwelling units are located not less than fifty feet (50')  
13 from any property line, except when the site is located next  
14 to Rancho California Road, Monte De Oro Road, Anza  
15 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck  
16 Road, Borel Road, Butterfield Stage Road, Calle Contento  
17 Road, Camino Del Vino Road, and Hwy 79 S. the minimum  
18 setback requirement shall be one hundred feet (100').
- 19                   c.       The dwelling units are screened from view at the front  
20 property line by shrubs or trees.
- 21                   d.       The arrangement of the dwellings, sanitary facilities and  
22 utilities conforms with all of the requirements of law  
23 including requirements of the County Public Health  
24 Department and County Building and Safety Department.
- 25                   e.       The total number of such additional dwellings for any farm  
26 shall not exceed four.
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1 (2) A temporary stand for the display and sale of agricultural products  
2 of any authorized use that are produced on the lot where such stand  
3 is located or are produced on contiguous lots owned or leased by  
4 the owner or occupant of the premises. The duration of sales from  
5 the temporary stand shall not exceed a period of three continuous  
6 months or a total of six months during any calendar year. The stand  
7 shall not exceed 300 square feet, shall not include any permanent  
8 building or structure, shall be erected no earlier than completion of  
9 any period of sales. Off-street parking shall be provided as required  
10 in Section XXX of this ordinance, except that no paving shall be  
11 required.

12 (3) Winery, only with an established on-site vineyard and a minimum  
13 gross parcel size of ten (10) acres.

14 (4) The following appurtenant and incidental commercial uses, only  
15 with a winery, an established on-site vineyard, and a minimum gross  
16 parcel size of ten (10) acres:

- 17 a. Wine sampling room; and
- 18 b. Retail wine sales and/or gift sale
- 19 c. Clustered subdivision is permitted, only with an established  
20 on-site vineyard or equestrian land, provided that a parcel  
21 map or tract map has first been approved pursuant to the  
22 development standards of this section.

23  
24 14.96. DEVELOPMENT STANDARDS.

25 a. General Standards. The following standards shall apply to all development  
26 in the WC zones:

- 27 (1) Lots shall have a minimum average width of two hundred feet (200').  
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- (2) Lots shall be provided with adequate water service by either a district water system or by individual wells.
- (3) Site layouts and building designs shall be prepared in order to minimize impacts on surrounding properties and to comply with Ordinance 847 (Noise Ordinance).
- (4) Adequate soil percolation for septic use shall be required.
- (5) The circulation system within the area shall be able to accommodate the projected increase in traffic from the proposed use.
- (6) Roads crossing drainage channels shall be constructed so as to provide for proper drainage, and drainage channels shall be constructed so as to avoid undermining or eroding the roadbed. For parcel and tract maps, minimum road improvements shall be as follows: roads shall have a minimum width of twenty-four feet (24') with four (4)-foot shoulders, graded with road base material applied; and "Arizona Crossings" shall be allowed for unpaved roads subject to review and approval by the Riverside County Transportation and Fire Departments and compliance with applicable requirements of Ordinance Nos. 460 and 461.
- (7) Curbs, and gutters and streetlights shall be discouraged.
- (8) Development shall be coordinated with existing and planned recreational trails and bike paths, as outlined in the General Plan as well as design guidelines.
- (9) All new utilities shall be installed underground except electrical lines rated at 33kV or greater.
- (10) All exterior lighting shall comply with applicable requirements of Ordinance No. 655.
- (11) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking,

1 loading, unloading and similar areas, shall be focused, directed, and  
2 arranged to prevent glare and direct illumination of streets or adjoining  
3 property. All non-essential lighting shall be operated by a timer and shall  
4 be turned off at the close of business.

5 (12) On-site advertising signs shall be compatible with the rural atmosphere  
6 established by the Temecula Valley Wine Country Policy Area policies of  
7 the Riverside County General Plan and be in compliance with County  
8 requirements concerning signage.

9 b. Residential Standards. The following standards shall apply to all residential  
10 developments in the WC Zones. The following standards shall not apply to  
11 residential tract and parcel maps tentatively approved prior to the effective date of  
12 Ordinance No. 348.4729 nor shall they apply to final maps recorded prior to the  
13 effective date of Ordinance No. 348.4729:

14 (1) For the WC-W, WC-WE and WC-E Zones, the density shall be one (1)  
15 dwelling unit for every ten (10) gross acres in the WC-W, WC-WE, and  
16 WC-E Zones.

17 (2) For the WC-R Zone, the density shall be one (1) dwelling unit for every five  
18 (5) acres.

19 (3) The minimum setback requirements shall be fifty feet (50'); except when  
20 the site is located next to Rancho California Road, Monte De Oro Road,  
21 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
22 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del  
23 Vino Road, and Highway 79 South where the minimum setback  
24 requirement shall be three hundred feet (300').

25 (4) The maximum height for a dwelling unit on a single level building pad shall  
26 be thirty feet (30'). For a terraced building pad, the maximum height of  
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1 tallest elevation shall not exceed forty feet (40') when measured from the  
2 lowest finished floor level.

3 (5) The arrangement of the dwelling units, sanitary facilities and utilities  
4 conform to all of the requirements of the County Public Health Department,  
5 County Building and Safety Department and State Law.

6 (6) All residential developments shall record a "Right-to-Farm" covenant,  
7 pursuant to Ordinance No. 625 to protect the vineyard uses and equestrian  
8 operations from residential encroachment and conflicting land uses.

9 c. Clustered Development Standards

10 The following standards for clustering shall apply to residential developments that propose  
11 to cluster their density in the WC Zones:

12 (1) Unique site characteristics, such as natural topography, soil quality,  
13 drainage patterns, scenic vistas etc. shall be identified and utilized in site  
14 planning.

15 (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the  
16 WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.

17 (3) The minimum lot size shall be one (1) gross acre.

18 (4) At least seventy five percentage (75%) of net project area shall be set-aside  
19 for planting vineyards or equestrian lands through either a production lot  
20 and/or deed-restricted easements (depending upon the scale of the project)  
21 prior to tentative approval of the subdivision map.

22 (5) The set-aside areas established by the production lot or deed-restricted  
23 easements shall be planted in vineyards or used as equestrian lands prior to  
24 issuance of building permit for dwelling units. The planting of vineyards  
25 shall be phased in conjunction with issuance of building permits.  
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- (6) A clustered development consisting of forty (40) gross acres or more, shall provide at least one (1) production lot, in conjunction with deed-restricted easements if need be.
- (7) A production lot that provides 25 gross acres or more shall be allowed only a winery facility or a commercial equestrian establishment. Incidental commercial uses, such as eating, living or lodging establishments, shall not be allowed in conjunction with the winery, commercial equestrian establishment or production lot.
- (8) The set-aside areas (production lot and/or deed-restricted easements) shall be maintained for production of grapes in perpetuity by a property owner, home owners association, the County, or a County authorized entity, as defined in the Conditions of Approval.
- (9) A clear indication of anticipated uses for every lot (e.g. residential lot, winery lot, production lot, residential or winery lot in conjunction with deed-restricted easement etc.) of a clustered development shall be outlined in the development proposal, and shall be recorded in the Conditions of Approval.
- (10) On-site improvements for clustered lots, such as roads, signage, parking, street furniture, exterior lighting, etc. shall be compatible with the rural atmosphere established by the "Temecula Valley Wine Country Policy Area" policies of the Riverside County General Plan and shall be in compliance with other County requirements.
- (11) On-site improvements for production lots and/or deed-restricted easements shall be discouraged / minimized.

d. Winery Standards. The following standards shall apply to all wineries in the WC zones:

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

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

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

11 a. An exemption from this requirement may be requested for the first  
12 three years, and two one year extension of time, after the issuance of  
13 building permit.

14 b. An exemption from this requirement may be requested by the  
15 Temecula Valley Winegrowers' Association and approved by the  
16 Board of Supervisors during an Agricultural Emergency for the  
17 Temecula Valley Wine Country Area. Such request shall be for a  
18 specific amount of time and apply to all wineries within the  
19 Temecula Valley Wine Country Area.

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

22 (4) A winery facility shall have the capacity to produce at least 3,500 gallons of  
23 wine annually.

24 (5) A winery facility shall be at least fifteen hundred (1,500) square feet in size.

25 (7) Buildings and structures shall be designed in a "rural", "equestrian" or  
26 "wine country" theme.

- 1 (8) The minimum setback requirements shall be fifty feet (50'); except when  
2 the site is located next to Rancho California Road, Monte De Oro Road,  
3 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
4 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del  
5 Vino Road, and Highway 79 South where the the minimum setback  
6 requirement shall be one hundred feet (100').
- 7 (9) No building or structure shall exceed fifty feet (50') in height.
- 8 (10) Automobile parking spaces shall be provided as required by Section 18.12  
9 of this ordinance and shall be consistent with the rural standards of the  
10 Temecula Valley Wine Country Policy Area of the Riverside County  
11 General Plan.
- 12 (11) Loading, trash, and service areas shall be screened by structures or  
13 landscaping and shall be located and designed in such a manner as to  
14 minimize noise and odor nuisances to adjacent properties.
- 15 (12) Outside storage areas shall be screened from view by structures or  
16 landscaping.
- 17 (13) All roof mounted mechanical equipment shall be screened from the ground  
18 elevation view to a minimum sight distance of thirteen hundred twenty feet  
19 (1,320').

20 e. Special Occasion Facility Standards

21 The following standards shall apply to all special occasion facilities in the WC zones:

- 22 (1) The minimum lot size for special occasion facilities shall be twenty (20)  
23 gross acres in the WC-W zone and ten (10) gross acres in the WC-WE zone  
24 in conjunction with a winery. That requirement shall be hundred (100) acres  
25 in the WC-E zone in conjunction with a commercial equestrian  
26 establishment.
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- (2) A maximum of five (5) guests shall be permitted per gross acre for a special occasion facility as defined in prior section.
- (3) The minimum setback requirements shall be one hundred feet (100'); except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback shall be three hundred feet (300').
- (4) The maximum height for special occasion facilities shall be thirty feet (30') on a single level building pad and forty feet (40') on a terraced building pad, when the tallest elevation is measured from the lowest finished floor level.
- (5) Buildings and structures shall be designed in a "rural", "equestrian" or "wine country" theme.
- (6) Loading, trash, and service areas shall be screened by structures or landscaping and shall also be located and designed in such a manner as to minimize noise and odor issues to adjacent properties.
- (7) Automobile parking spaces shall be provided as required by Section 18.12 of this ordinance and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan.
- (8) All special occasion facilities shall conduct a noise study, or an acoustical analysis if an outdoor facility is proposed. In addition, a proponent of the special occasion facility may be required to enter into a "good neighbor agreement" with the surrounding neighbors.
- (9) Outside storage areas and the material therein shall be screened with structures or landscaping.

- 1 (10) All roof mounted mechanical equipment shall be screened from the ground  
2 elevation view to minimum sight distance of thirteen hundred twenty feet  
3 (1,320').  
4

5  
6 f. Lodging Facility Standards

7 The following standards shall apply to all lodging facilities (Bed and Breakfast Inns,  
8 Country-inns, Hotels and Resorts) in the WC zones:

- 9 (1) In the WC-W zone, the minimum lot size for a lodging facility shall be  
10 twenty (20) gross acres.  
11 (2) In the WC-WE zone, the minimum lot size for a lodging facility in  
12 conjunction with a vineyard shall be five (5) gross acres.  
13 (3) In the WC-WE zone, the minimum lot size for a lodging facility  
14 conjunction with a winery shall be ten (10) gross acres  
15 (4) The minimum lot size for resorts in conjunction with a winery shall be forty  
16 (40) gross acres.  
17 (5) A maximum of two (2) bedrooms per gross acre shall be permitted for a  
18 lodging facility.  
19 (6) Golf-courses may only be considered with a resort as identified in prior  
20 section.  
21 (7) Day spas and professional culinary academies shall only be allowed in  
22 conjunction with a lodging facility as identified in prior section.  
23 (8) Buildings and structures shall be designed in a "rural", "equestrian" or  
24 "wine country" theme.  
25 (9) The minimum setback requirements shall be fifty feet (50'); except when  
26 the site is located next to Rancho California Road, Monte De Oro Road,  
27 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
28

1 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del  
2 Vino Road, and Highway 79 South where the minimum setback  
3 requirement shall be one hundred feet (100').

4 (10) The maximum height for country-inns and hotels shall be thirty feet (30')  
5 on a single level building pad and forty feet (40') on a terraced building  
6 pad, when the tallest elevation is measured from the lowest finished floor  
7 level.

8 (11) Resort buildings shall be a maximum of three-stories high and shall not  
9 exceed fifty feet (50') in height.

10 (12) Loading, trash, and service areas shall be screened by structures or  
11 landscaping and shall also be located and designed in such a manner as to  
12 minimize noise and odor issues to adjacent properties.

13 (13) Automobile parking spaces shall be provided as required by Section 18.12  
14 of this ordinance and shall be consistent with the rural standards of the  
15 Temecula Valley Wine Country Policy Area of the Riverside County  
16 General Plan.

17 (14) Outside storage areas and the material therein shall be screened with  
18 structures or landscaping.

19 (15) All roof mounted mechanical equipment shall be screened from the ground  
20 elevation view to a minimum sight distance of thirteen hundred twenty feet  
21 (1,320').

22 g. Commercial Equestrian Establishment Standards:

23 The following standards shall apply to all commercial equestrian establishments in the  
24 WC-E zone:

25 (1) The minimum lot size for a commercial equestrian establishment shall be  
26 ten (10) gross acres.

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- (2) A minimum of twenty (20) enclosed stalls shall be required in a commercial equestrian establishment.
- (3) At least seventy-five percent (75%) of the net lot area shall be set-aside for permanent equestrian lands prior to issuance of a building permit.
- (4) The minimum setback requirements shall be fifty feet (50'); except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- (5) The maximum height of a building or structure shall be thirty feet (30') on a single level building pad and forty feet (40') on a terraced building pad when the tallest elevation is measured from the lowest finished floor level.
- (6) Buildings and structures shall be designed in a "rural", "equestrian" or "wine country" theme. The establishment shall be designed in a manner that provides a sanitary and healthful environment for the horses.
- (7) Enclosed commercial stalls shall provide a minimum of 12'x12' space per horse.
- (8) Outdoor corrals may be partially covered; however, they shall provide a minimum of 12'x12' space per horse.
- (9) Automobile parking spaces shall be provided as required by Section 18.12 of this ordinance and shall be consistent with the rural standards of the "Temecula Valley Wine Country Policy Area" of the Riverside County General Plan.
- (10) Corrals, exercise rings and arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.

1 (11) Manure disposal shall be managed to discourage breeding grounds for flies  
2 and pests. Periodic disking of manure into fields to improve the footing of  
3 the soil and to eliminate flies and pests may be permitted. If on-site  
4 composting can be achieved, the compost area shall be sited away from any  
5 waterways and residential units. Temporary waste storage and compost area  
6 shall be located at least fifty feet (50') from waterways and hundred feet  
7 (100') from existing residential dwelling(s) or adjacent lot.

8 SECTION 14.97. DESIGN GUIDELINES

9 In deciding whether to approve an application for a conditional use permit, a plot  
10 plan, or other land-use permits, the County shall consider the extent to which the application complies  
11 with the provisions of this article and the Wine Country Design Guidelines (the Guidelines). Applicants  
12 are strongly advised to consider the County approved Guidelines in formulating the above-referenced  
13 applications.”

14 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days  
15 after its adoption.

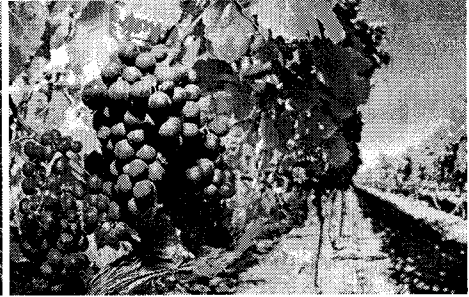
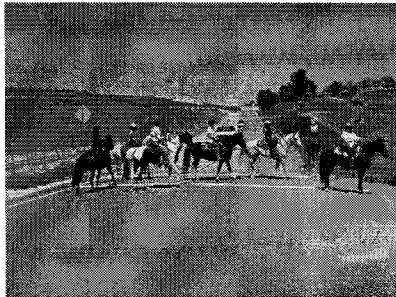
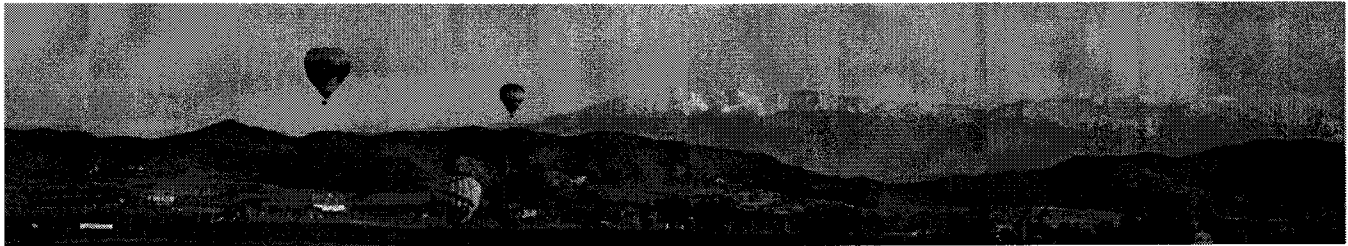


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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES



RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON ST. 12TH FLOOR  
RIVERSIDE, CA 92502

➤ [HTTP://WWW.RCTLMA.ORG/PLANNING](http://www.rctlma.org/planning) ➤ ➤ [HTTP://WWW.SOCALWINECOUNTRYPLAN.ORG](http://www.socalwinecountryplan.org) ➤



## INTRODUCTION

*The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.*

*(Riverside County Integrated Plan, 2002)*

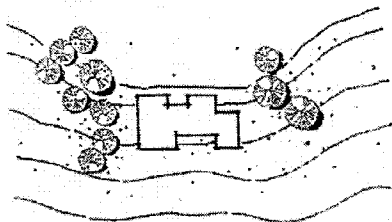
The Temecula Valley Wine Country Policy Area is a unique community of Riverside County that offers boutique wine country embedded within rural and equestrian character of the southwestern Riverside County. Approximately fifty wineries and other smaller wine operations, produce award-winning premium quality wines, made possible by a unique microclimate and well-drained decomposed granite soils of this region. In addition, this area offers rural lifestyle, horseback riding trails, stables and other equestrian amenities within the Valle de los Caballos community. It is with much pride in their ranches and horses that some of the equestrian facilities hold national and international competition events. The Temecula Valley Wine Country Policy Area Design Guidelines (hereinafter "Guidelines") are intended to encourage rural type of developments surrounded by large vineyards and equestrian facilities that enhance the winemaking, equestrian and rural residential atmosphere of the policy area.

These guidelines are provided to guide those property owners and project proponents that are submitting development applications to the County Planning Department. These guidelines are generalized statements, alternatives or illustrations of what is expected and encouraged for developments within the policy area. Upon approval, these guidelines will be applicable to all development proposals for a dwelling unit, subdivision, winery, equestrian facility, and/or incidental commercial facility unless otherwise specified in the following sections. Depending upon the site characteristics and nature of the proposal, the Planning Director will determine the degree of compliance to these guidelines.

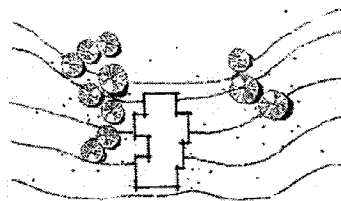
### A. SITE DESIGN AND PLANNING.

The intent of this section is to ensure that unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. are considered; that the created building pads, roads or driveways are blended into the natural terrain; and that any physical or visual impact is mitigated through site design and planning.

1. All buildings, building pads, roads, driveways, and hardscape should be located in existing disturbed areas and the least environmentally sensitive location, to minimize their impacts on natural terrain of the project site.



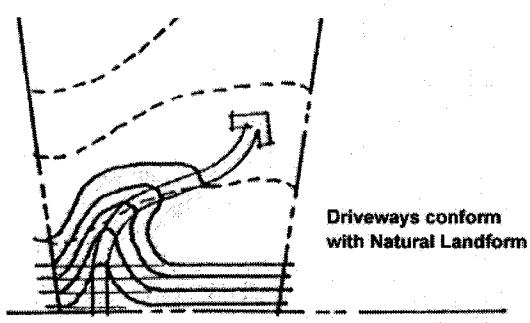
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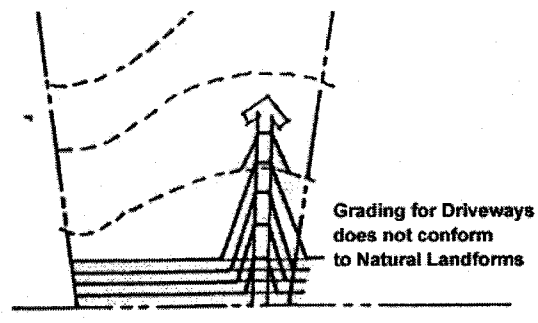
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2. All buildings, building pads, roads, driveways, and hardscape should, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance.

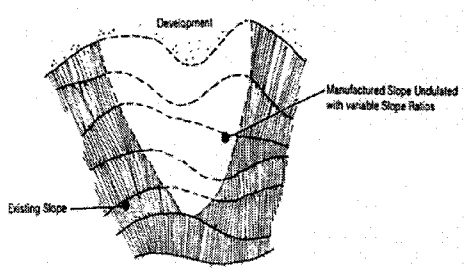


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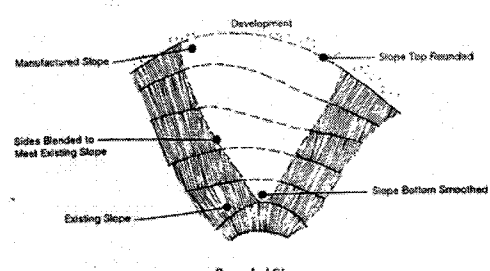


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3. Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.
4. Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.



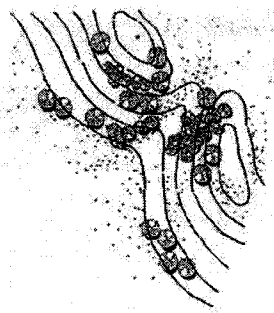
Contoured Slope



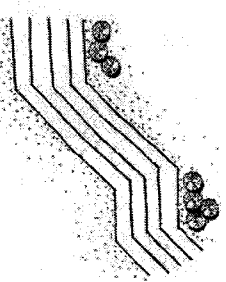
Rounded Slope

5. Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance for the site.

Varied slopes resemble natural topography

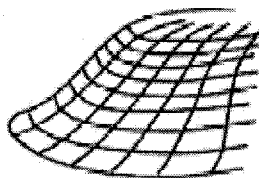


Sharp angles appear unnatural

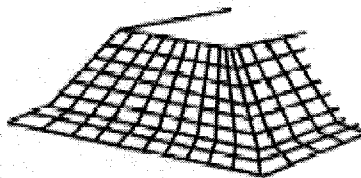




6. Graded slopes and/or building pads should be similar to the natural slopes of the site and the angle of any exposed slope should gradually transition to the angle of the natural slope to create a natural look.

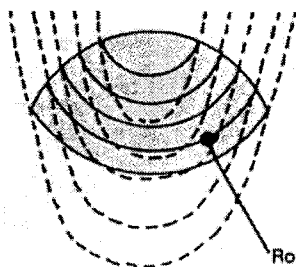


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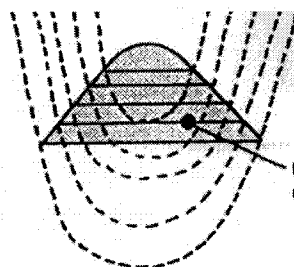
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7. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



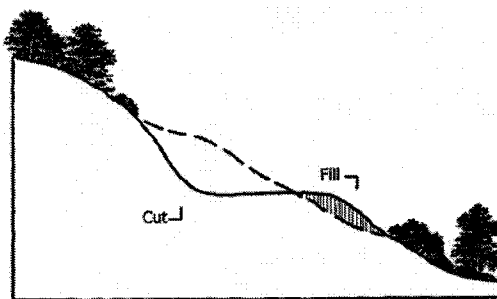
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Round off Grading

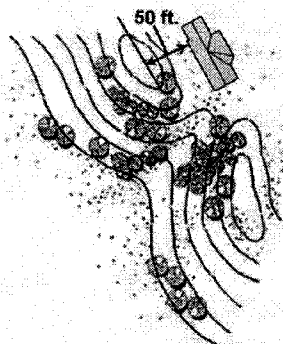


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Unnatural Edge  
(standard cut)



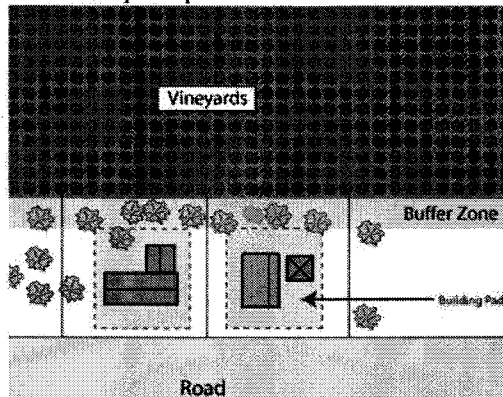
8. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll



- 9. The vertical distance of any graded slope should not exceed fifteen feet (15') at a 3:1 ratio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.
- 10. A buffer zone should be provided between building pads and vineyards and equestrian lands for an easy transition from built areas to open spaces.

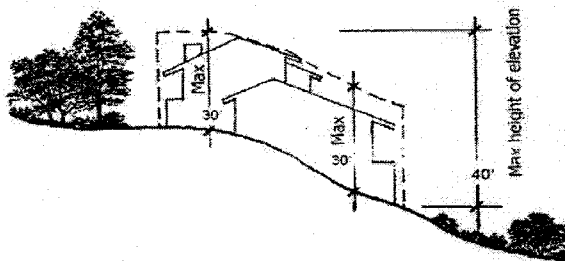


- 11. Due to their impact on natural terrain, off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.

### B. ARCHITECTURE

The intent of this section is to ensure that the visual impacts of proposed development is mitigated through architecture and building massing by compatible architectural styles, by varied roof-plans, by terraced building pad, or by encouraging architectural elements.

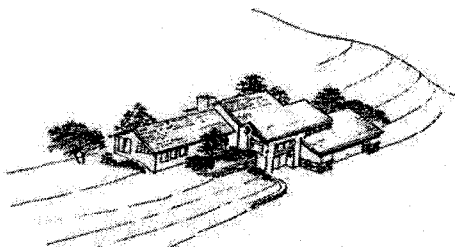
- 1. All new developments along Rancho California Road, and to a smaller degree, De Portola Road, should follow streetscapes as identified in the Design Guidelines and Signage Program (please refer to Appendix A).
- 2. All ancillary structures and incidental commercial uses should follow the architectural style of the primary use of the site (e.g. dwelling unit or winery or equestrian facility).
- 3. Exposed metal surfaces, contrasting color schemes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.
- 4. All buildings and their pads should be designed to conform to the natural topography and natural contours of the site. Their construction and configuration should use alternative techniques such as split-level and terraced building pads rather than single level mass graded pads.



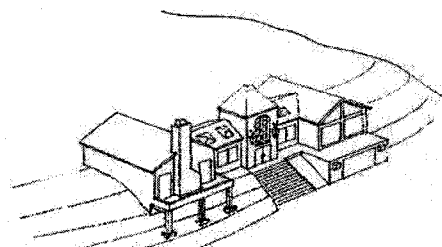
Building and pad that conform to natural terrain



- 5. All buildings should be designed to minimize mass and volume. Architectural elements that increase visual prominence such as two-storied entries, large glass doors and windows, turrets, and large chimneys should be avoided; however, architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-planes, and building offsets should be used.

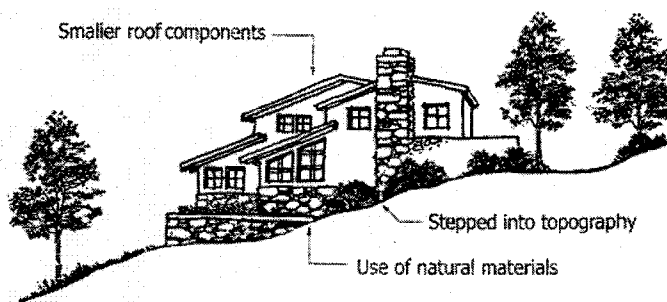


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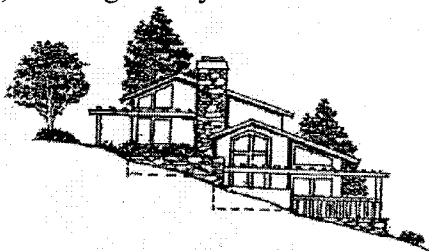
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- 6. All buildings should use material and color of natural or earthen tones. A variety of materials, textures, and architectural details compatible with winemaking or equestrian theme should be used to mitigate the visual impacts of building mass.

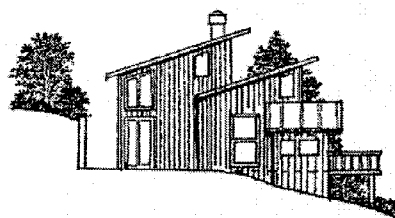


Compatible color, architecture and material

- 7. The slope of the main roof for all primary buildings (dwelling units or wineries or equestrian facilities) should generally be oriented in the same direction as the natural slope of the terrain.

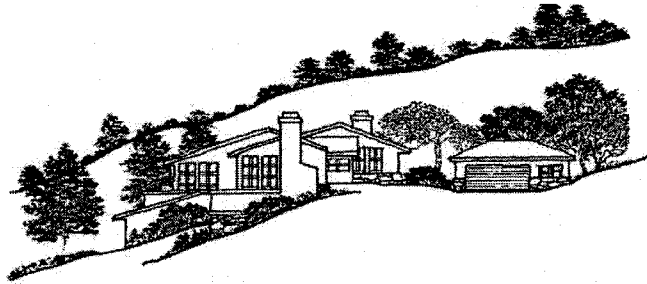


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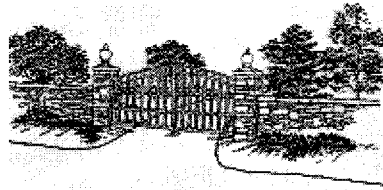
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- 8. All building elevations and rooflines should be broken into smaller building elements to reflect the natural landform of the site. No residential roofline should extend forty feet (40') horizontally without an interruption or change in plane or direction.

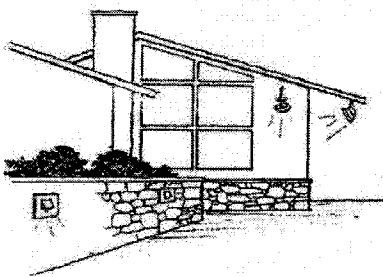


Roof forms should be kept small and reflect the surrounding

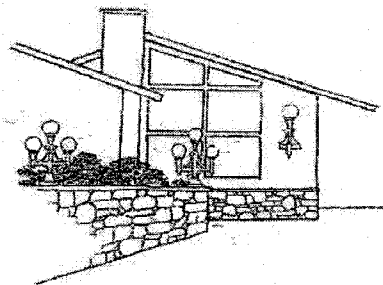
- 9. Landscaping for any project should carefully select plants that assure that the vineyards or equestrian operations are not impacted due to the invasion of urban exotics (please refer to Ordinance 859: Water Efficient Landscape Requirements Ordinance).
- 10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.
- 11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.
- 12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.



- 13. All exterior lighting fixtures should be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.



Lighting should be directed downward



Lighting should not illuminate large areas

**C. SPECIAL OCCASION FACILITIES**

- 1. All residential subdivisions shall be conditioned to provide a Noise Disclosure Notice to prospective property buyers informing them about their noise exposure in the Wine Country. This notice should identify all nearby properties that may be a source of periodic noise from the outdoor special occasion facilities.



2. All indoor or outdoor special occasion facilities should be located and oriented away from neighboring residential units.
3. All indoor special occasion facilities should incorporate architectural solutions that reduce noise emitted from the events on a case-by-case basis as determined by the Planning and the Office of Industrial Hygiene Department. For noise management, locate special event facilities and other noise emitters away from neighboring residential units.
4. The Planning Department may require a Noise Management Plan on a case-by-case basis. This plan shall be in conformance with the County Ordinance No. 847 and provisions of the County General Plan. The Noise Management Plan shall include:
  - a) The number of outdoor events per year, event dates, and hours of operation.
  - b) A Noise Report to determine appropriate mitigation measures for stationary noise sources.
  - c) Noise Disclosure Notice to property owners within a determined proximity of the facility.

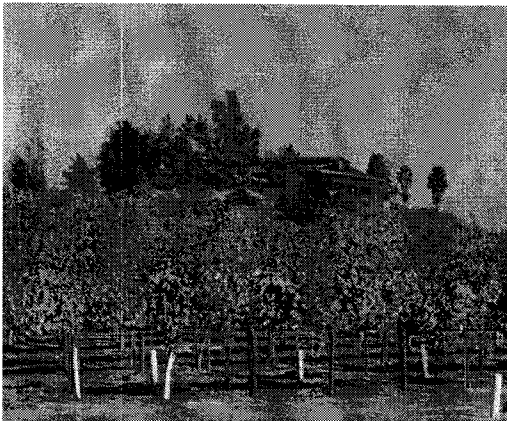


COUNTY OF RIVERSIDE

# TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES

## Appendix A: Streetscape and Signage program for Rancho California Road and De Portola Road

# **Citrus Vineyard Policy Area DESIGN GUIDELINES**



County of Riverside

## INTRODUCTION

*The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.*

*(Riverside County Integrated Plan, 2002)*

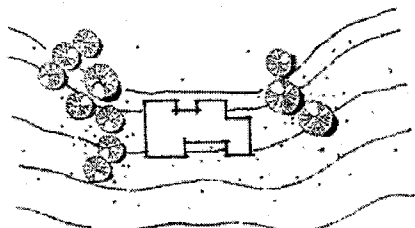
The Citrus Vineyard Policy Area is a unique community of Riverside County that offers boutique wine country character. Approximately twenty wineries and other smaller wine operations, produce award-winning premium quality wines, made possible by a unique microclimate and well-drained decomposed granite soils of this region. The Citrus Vineyard Policy Area Design Guidelines (hereinafter "Guidelines") are intended to encourage rural type of developments surrounded by large vineyards that enhance the winemaking atmosphere of the policy area.

These guidelines are provided to guide those property owners and project proponents that are submitting development applications to the County Planning Department. These guidelines are generalized statements, alternatives or illustrations of what is expected and encouraged for developments within the policy area. Upon adoption, these guidelines will be applicable to all development proposals for a dwelling unit, subdivision, winery, and/or incidental commercial facility unless otherwise specified in the following sections. Depending upon the site characteristics and nature of the proposal, the Planning Director will determine the degree of compliance to these guidelines.

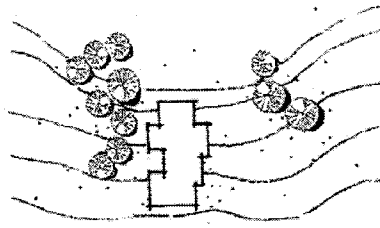
### A. Site Design and Planning.

The intent of this section is to ensure that unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. are considered; that the created building pads, roads or driveways are blended into the natural terrain; and that any physical or visual impact is mitigated through site design and planning.

1. All buildings, building pads, roads, driveways, and hardscape should be located in existing disturbed areas and the least environmentally sensitive location, to minimize their impacts on natural terrain of the project site.

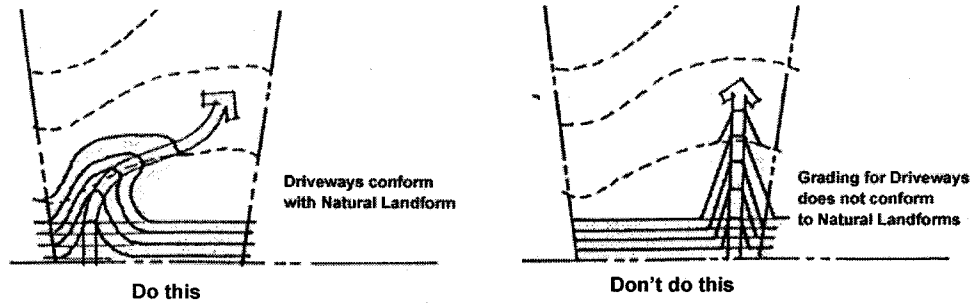


Do this

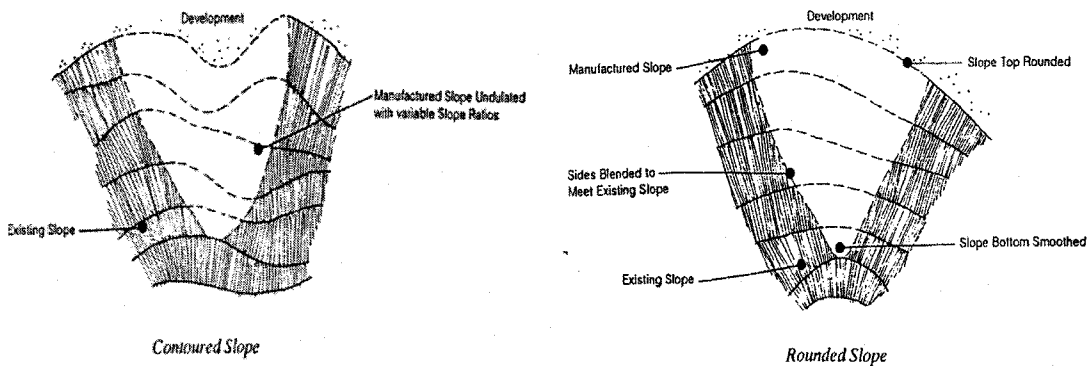


Don't do this

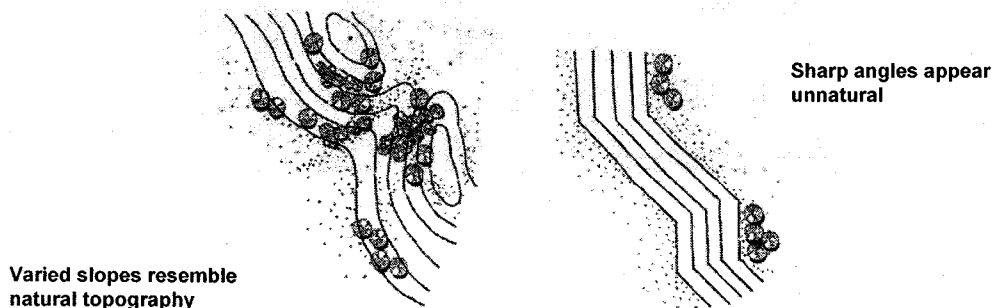
- All buildings, building pads, roads, driveways, and hardscape should, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance.



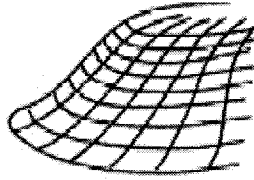
- Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.
- Off-highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.
- Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.



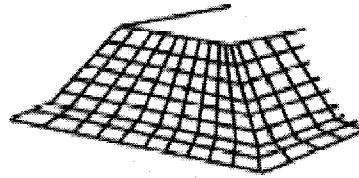
- Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance for the site.



7. Graded slopes and/or building pads should be similar to the natural slopes of the site and the angle of any exposed slope should gradually transition to the angle of the natural slope to create a natural look.

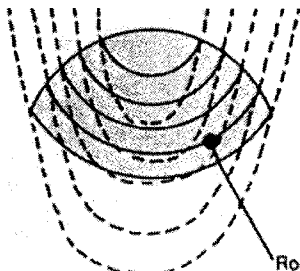


Do this

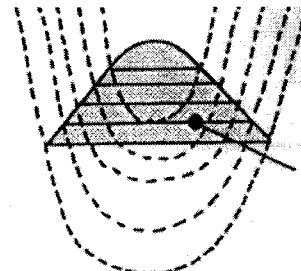


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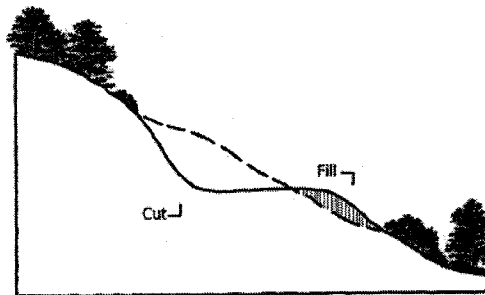
8. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



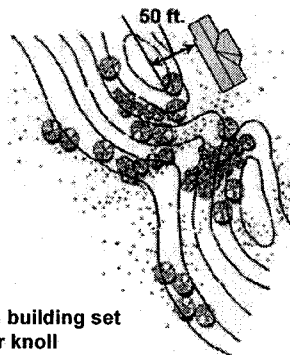
Do this



Don't do this

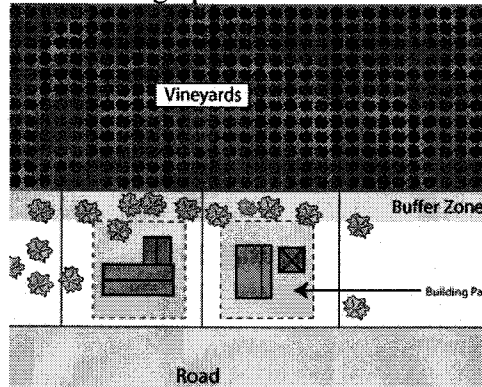


9. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll

10. The vertical distance of any graded slope should not exceed fifteen feet (15') at a 3:1 ratio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.
11. A buffer zone should be provided between building pads and vineyards for an easy transition from built areas to grapevines.

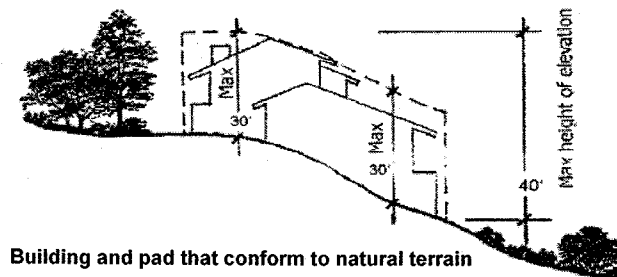


Do this

## B. Architecture

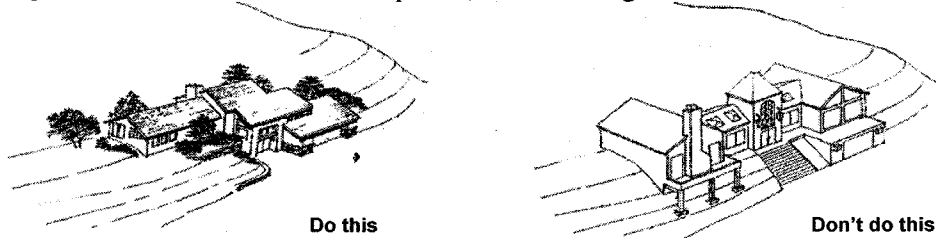
The intent of this section is to ensure that the visual impacts of proposed development is mitigated through architecture and building massing by compatible architectural styles, by varied roof-plans, by terraced building pad, or by encouraging architectural elements.

1. All buildings (dwelling units, winery facilities, ancillary structures, and incidental commercial uses) should follow Spanish Colonial Revival, Adobe Ranch, California Ranch, Andalusian Ranch, or Tuscan style of architecture (please refer to Appendix A).
2. All ancillary structures and incidental commercial uses should follow the architectural style of the primary use of the site (e.g. dwelling unit or winery).
3. Exposed metal surfaces, contrasting color schemes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.
4. All buildings and their pads should be designed to conform to the natural topography and natural contours of the site. Their construction and configuration should use alternative techniques such as split-level and terraced building pads rather than single level mass graded pads.

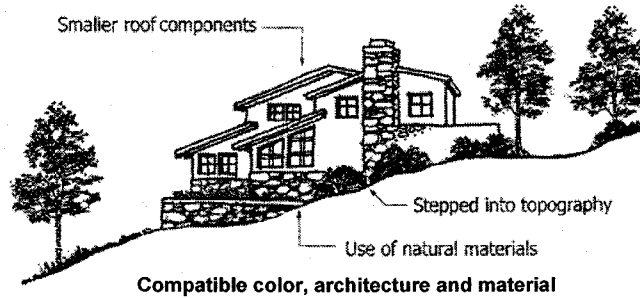


Building and pad that conform to natural terrain

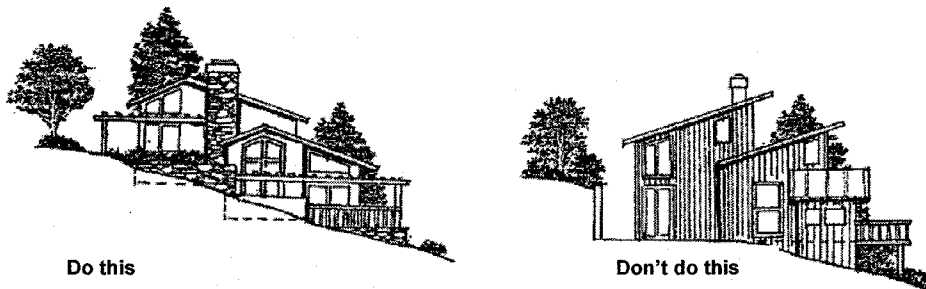
5. All buildings should be designed to minimize mass and volume. Architectural elements that increase visual prominence such as two-storied entries, large glass doors and windows, turrets, and large chimneys should be avoided; however, architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-plans, and building offsets should be used.



6. All buildings should use material and color of natural or earthen tones. A variety of materials, textures, and architectural details compatible with the winemaking theme should be used to mitigate the visual impacts building mass.

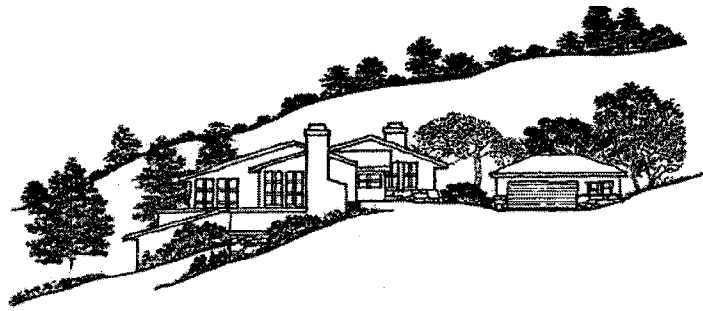


7. The slope of the main roof for all primary buildings (dwelling units or wineries) should generally be oriented in the same direction as the natural slope of the terrain.



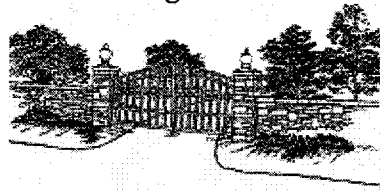
8. All building elevations and rooflines should be broken into smaller building elements to reflect the natural landform of the site. No residential roofline should extend forty feet (40') horizontally without an interruption or change in plane or direction.



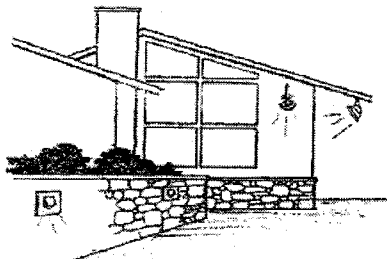


**Roof forms should be kept small and reflect the surrounding**

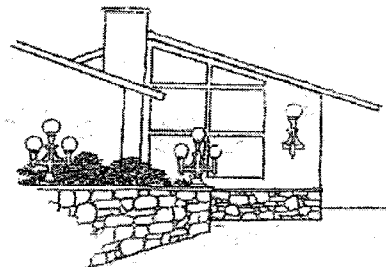
9. Landscaping for any project should carefully select plants that assure that the vineyards are not depleted due to the invasion of urban exotics (please refer to Appendix B)
10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.
11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.
12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.



13. All exterior lighting fixtures should be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.



**Lighting should be directed downward**



**Lighting should not illuminate large areas**

**Appendix A:**



**Adobe Ranch**



**California Ranch**



**Tuscany Style**



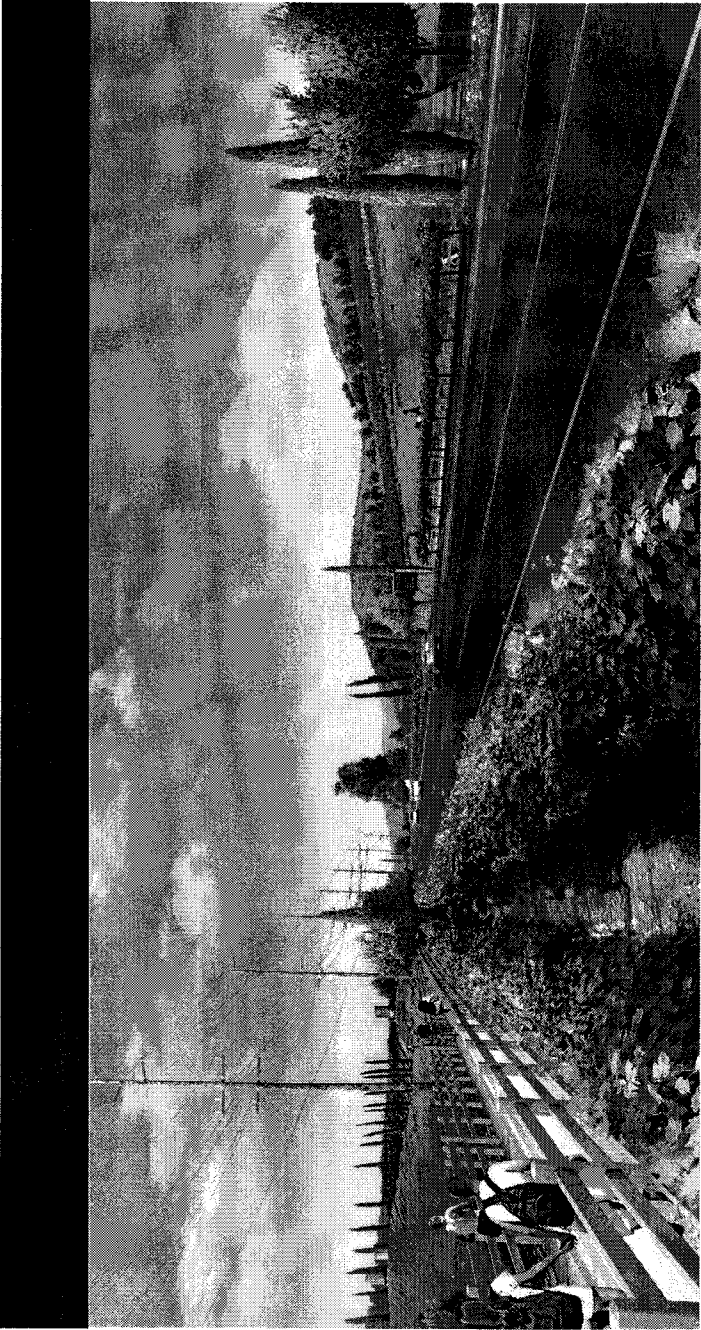
**Andalusian Ranch**


## Appendix B:

TABLE B - HERBACEOUS PLANTS PROHIBITED FROM USE	
Asparagus (Asparagus officinalis)	Johnsongrass* (Sorghum halepense)
Boneset (Eupatorium perfoliatum)	Lambsquarter* (Chenopodium spp.)
Cocklebur (Xanthium spp.)	Lettuce, wild (Lactuca canadensis)
Coffeeweed* (Cassia occidentalis, C. tora)	Mallow (Malva spp.)
Corn (Zea mays)	Milkweed (Asclepias spp.)
Cotton (Gossypium spp.)	Okra* (Hibiscus spp.)
Cowpea (Vigna sinensis)	Philodendron (Philodendron spp.)
Dogfennel (Eupatorium capillifolium)	Pigweed (Amaranthus hybridus, A. spinosus)
Evening-primrose (Oenothera laciniata)	Pokeweed (Phytolacca americana)
Gladiolus (Gladiolus spp.)	Ragweed (Ambrosia spp.)
Goldenglow (Rudbeckia laciniata)	Sowthistle (Sonchus oleraceus)
Goldenrod (Solidago spp.)	Sunflower* (Helianthus spp.)
Hibiscus* (Hibiscus spp.)	Tree Tobacco* (Nicotiana spp.)
Hollyhock* (Althaea spp.)	Wild bergamot (Monarda fistulosa)
Horseweed (Erigeron canadensis)	

TABLE B - WOODY PLANTS PROHIBITED FROM USE	
Almond (Prunus amygdalus)	Laurel sumac* (Rhus spp.)
Apple (Malus sylvestris)	Loquat* (Eriobotrya japonica)
Apricot (Prunus armeniaca)	Macadamia* (Macadamia spp.)
Arborvitae (Thuja spp.)	Magnolia* (Magnolia spp.)
Ash* (Fraxinus spp.)	Maidenhair-tree (Ginkgo biloba)
Avocado* (Persea spp.)	Myoporum* (Myoporum spp.)
Birch (Betula spp.)	Oak* (Quercus spp.)
Blackberry (Rubus spp.)	Oleander (Nerium spp.)
Blackgum (Nyssa sylvatica)	Orchid tree* (Bauhinia purpurea)
Bottlebrush* (Melaleuca spp.)	Peach (Prunus persica)
Bougainvillea (Bougainvillea spp.)	Pear (Pyrus communis)
Boxwood (Buxus spp.)	Philodendron (Philodendron spp.)
Camellia (Camellia japonica)	Photinia* (Photinia spp.)
Camphor tree* (Cinnamomum camphora)	Pine (Pinus spp.)
Carob* (Ceratonia spp.)	Pittosporum (Pittosporum spp.)
Carrot wood (Cupaniopsis anacardioides)	Plum, chicksaw (Prunus angustifolia)
Catalpa (Catalpa bignonioides)	Plum, cultivated (Prunus spp.)
Cherry laurel (Prunus caroliniana)	Podocarpus* (Podocarpus spp.)
Cherry (Prunus avium)	Privet* (Ligustrum spp.)
Chinaberry (Melia azedarach)	Pyracantha/Firethorn (Pyracantha coccinea)
Citrus* (Citrus spp.)	Redbud* (Cercis spp.)
<i>(Note: GWSS is known to oviposit on lemon peel)</i>	Sassafras (Sassafras albidum)
Coral tree* (Erythrina caffra)	Strawberry tree* (Arbutus unedo)
Cotoneaster (Cotoneaster spp.)	Sumac* (Rhus spp.)
Crape myrtle* (Lagerstroemia spp.)	Sweetgum (Liquidambar styraciflua)
Elaeagnus (Elaeagnus spp.)	Sycamore* (Platanus spp.)
Elderberry* (Sambucus spp.)	Tristania* (Tristania laurina)
Escallonia* (Escallonia spp.)	Trumpet creeper (Campsis radicans)
Eucalyptus* (Eucalyptus spp.)	Trumpet flower* (Gelsemium sempervirens)
Euonymus* (Euonymus spp.)	Tung (Aleurites fordii)
Fig (Ficus spp.)	Tupidanthus* (Tupidanthus calyptatus)
Grape* (Vitis spp.)	Umbrella tree* (Schefflera spp.)
Hardenbergia* (Hardenbergia spp.)	Walnut (Juglans spp.)
Heavenly bamboo* (Nandina domestica)	Viburnum* (Viburnum spp.)
Holly (Ilex spp.)	Yaupon (Ilex vomitoria)
Japanese jasmine (Jasminum mesnyi)	Yucca (Yucca aloifolia)



 PDS West

7-19-2010

# Design Guidelines

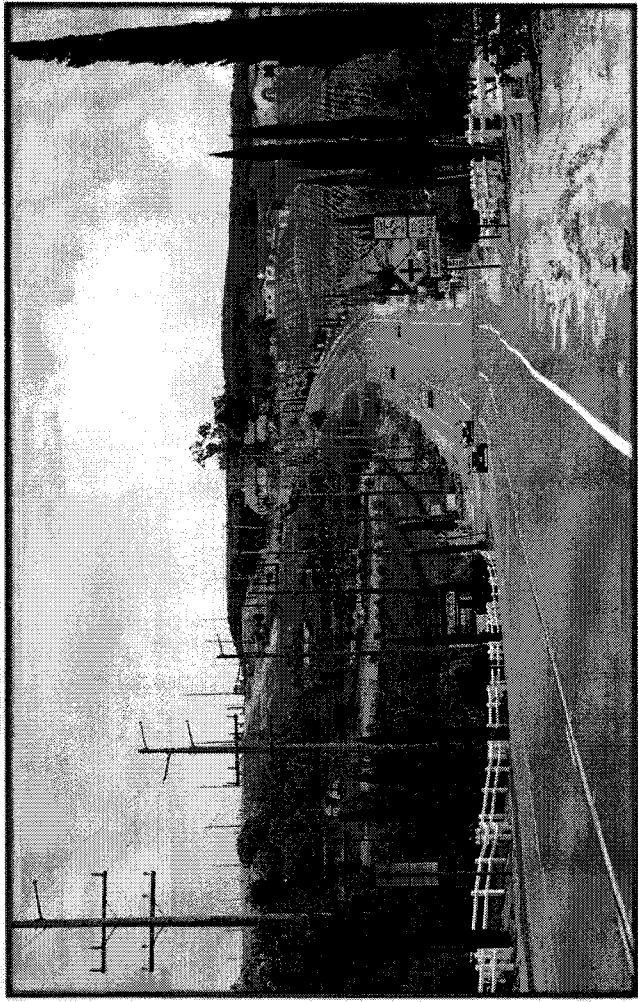


*Temecula Valley*  
SOUTHERN CALIFORNIA  
WINE COUNTRY

## I. INTRODUCTION

This is the first phase of Design Guidelines for the Temecula Valley Wine Country, Southern California. It is limited to design standards, guidelines and signage program for the streetscapes on Rancho California Road and to a smaller degree, on De Portola Road. The purpose of the Temecula Valley Wine Country Design Guidelines is to reflect the Wine Country community's vision and to guide the property owners, winery owners, County planners and decision-makers toward accomplishing the vision.

As a first phase with limited budget, this Guidelines Booklet is primarily a printout of the PowerPoint slide presentation, with limited textual support. Future phases will include transferring graphics into a book format with ample textual support.



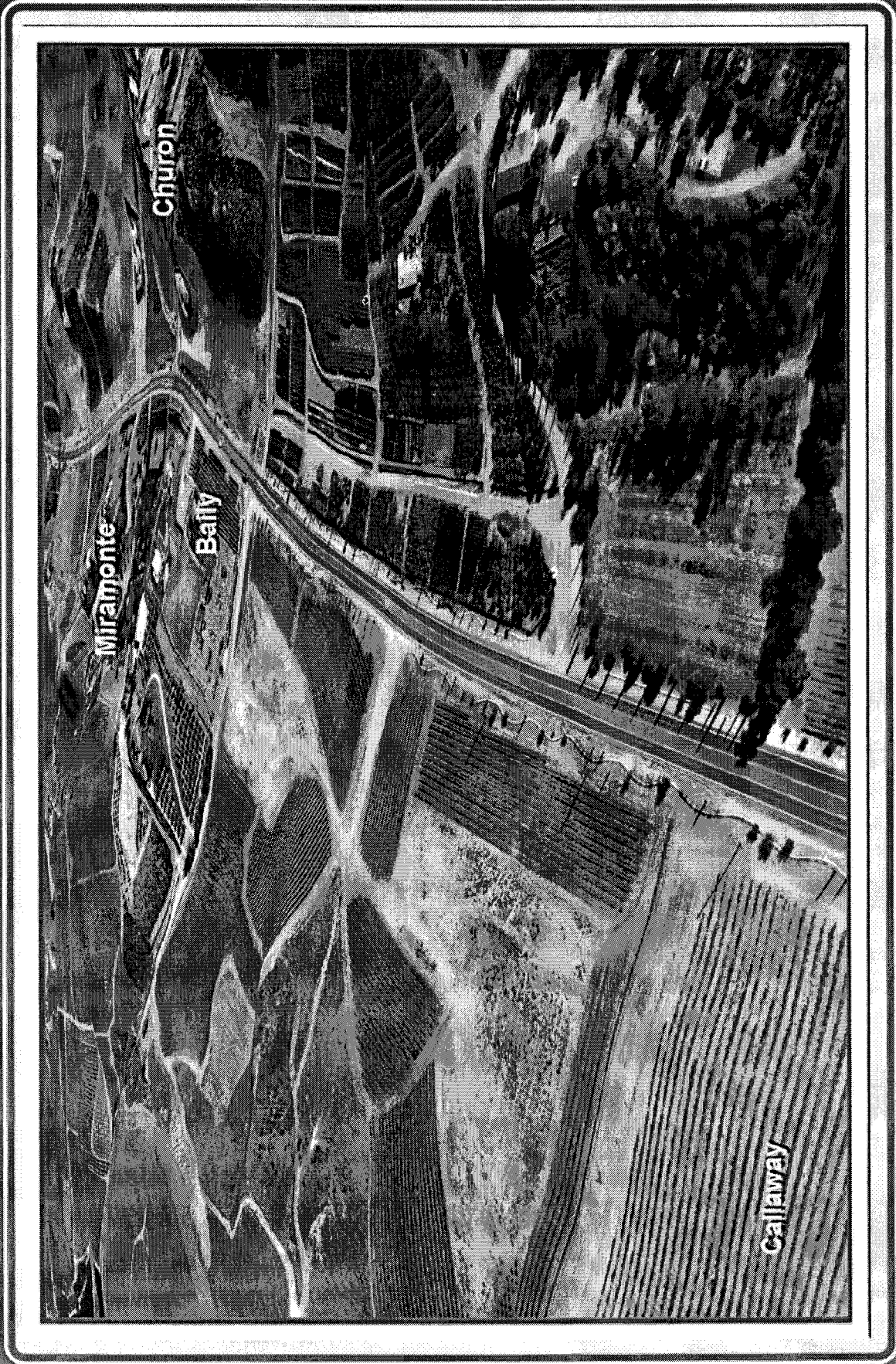
December 14, 2010  
Prepared by PDS West







2 Aerial Photo of Wine Country Looking East

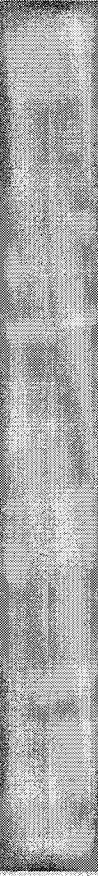


Aerial Photo of Rancho California Road  
Looking East



# Temecula Valley Wine Country

# Streetscapes



TEMECULA VALLEY WINE COUNTRY  
DESIGN GUIDELINES



# TRAILS RECOMMENDATIONS

ON RANCHO CALIF. RD. THERE WILL BE ONE CONTINUOUS MULTU-USE TRAIL ON THE SOUTH SIDE WITH SECOND MULTU-USE TRAIL ON OTHER SIDE, WHERE POSSIBLE.

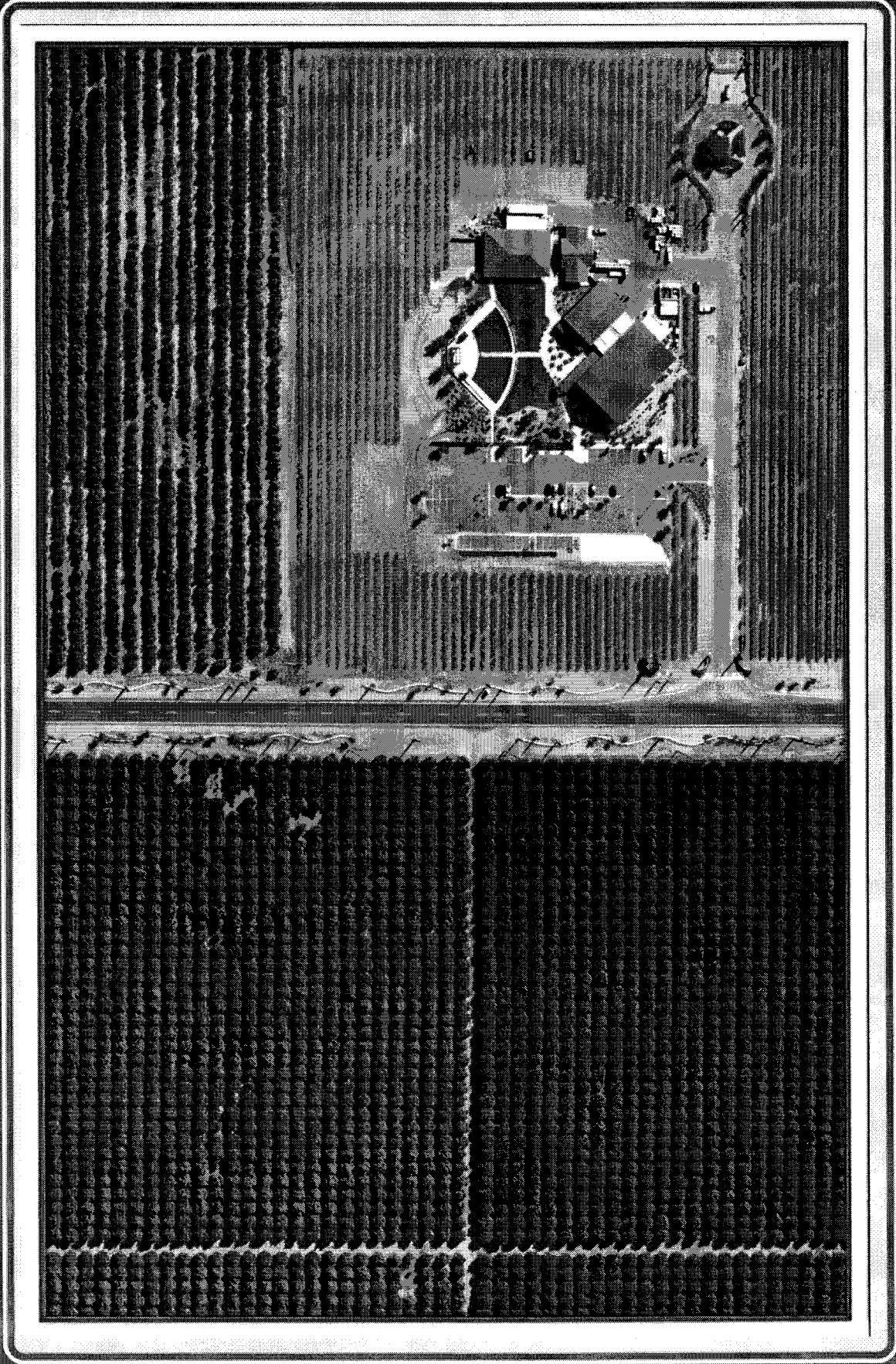
MAIN MULTU-USE TRAIL WILL BE PAYED WITH COLORED, RUBBERIZED ASPHALT – WORKS WITH BIKES AND HORSES TRAILS WILL BE SEPARATED FROM ROADWAY BY PLANTING AND RAIL FENCE

A DESIGN FOR ULTIMATE DE PORTOLA RD. TRAILS AND LANDSCAPING HAS BEEN PREPARED, BUT MUST WAIT TO INSTALL THE IMPROVEMENTS UNTIL FLOODING PROBLEMS ARE RESOLVED AND THE ROAD WIDENED.

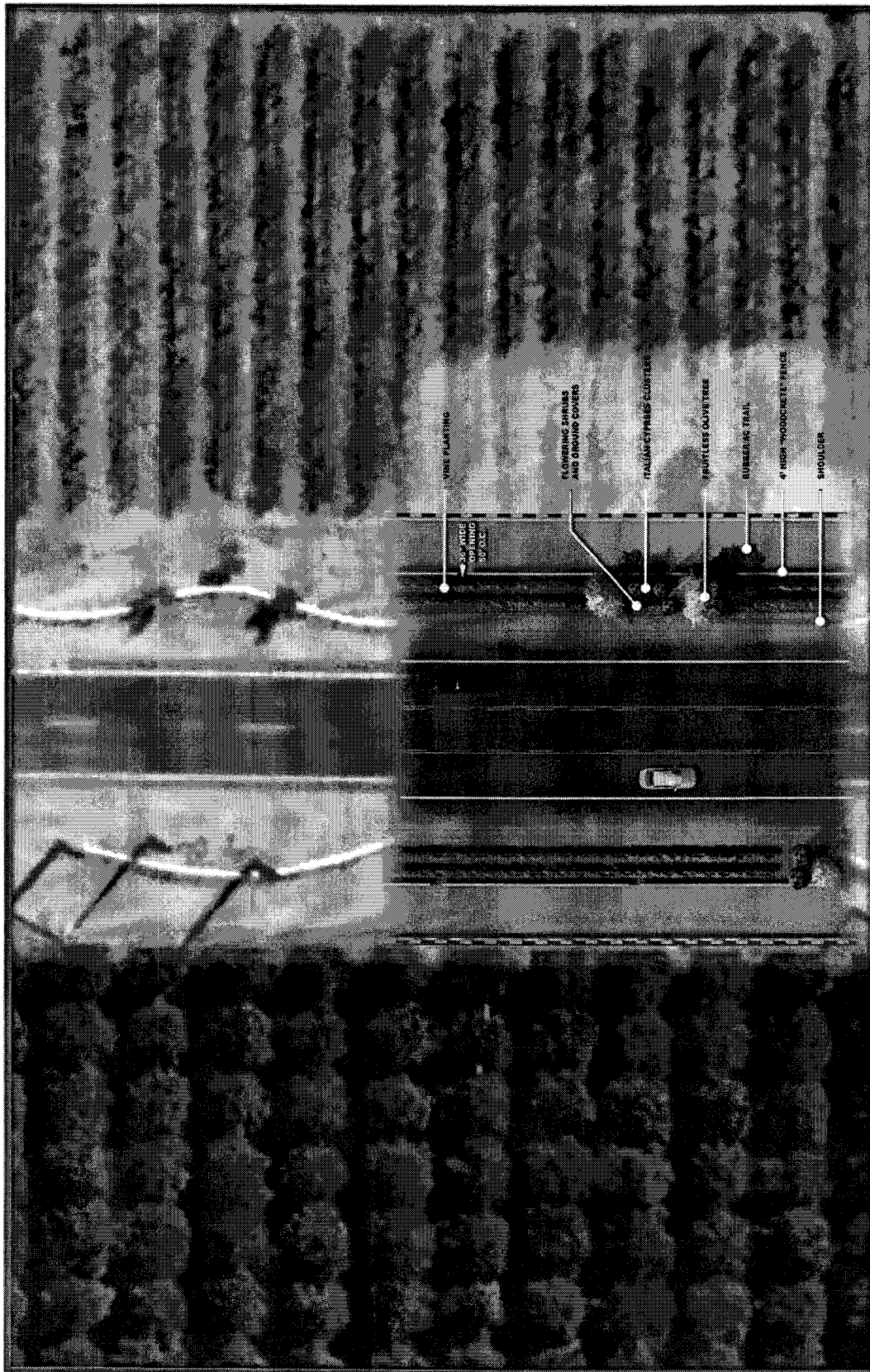


6 Road R.O.W. Level Both Sides



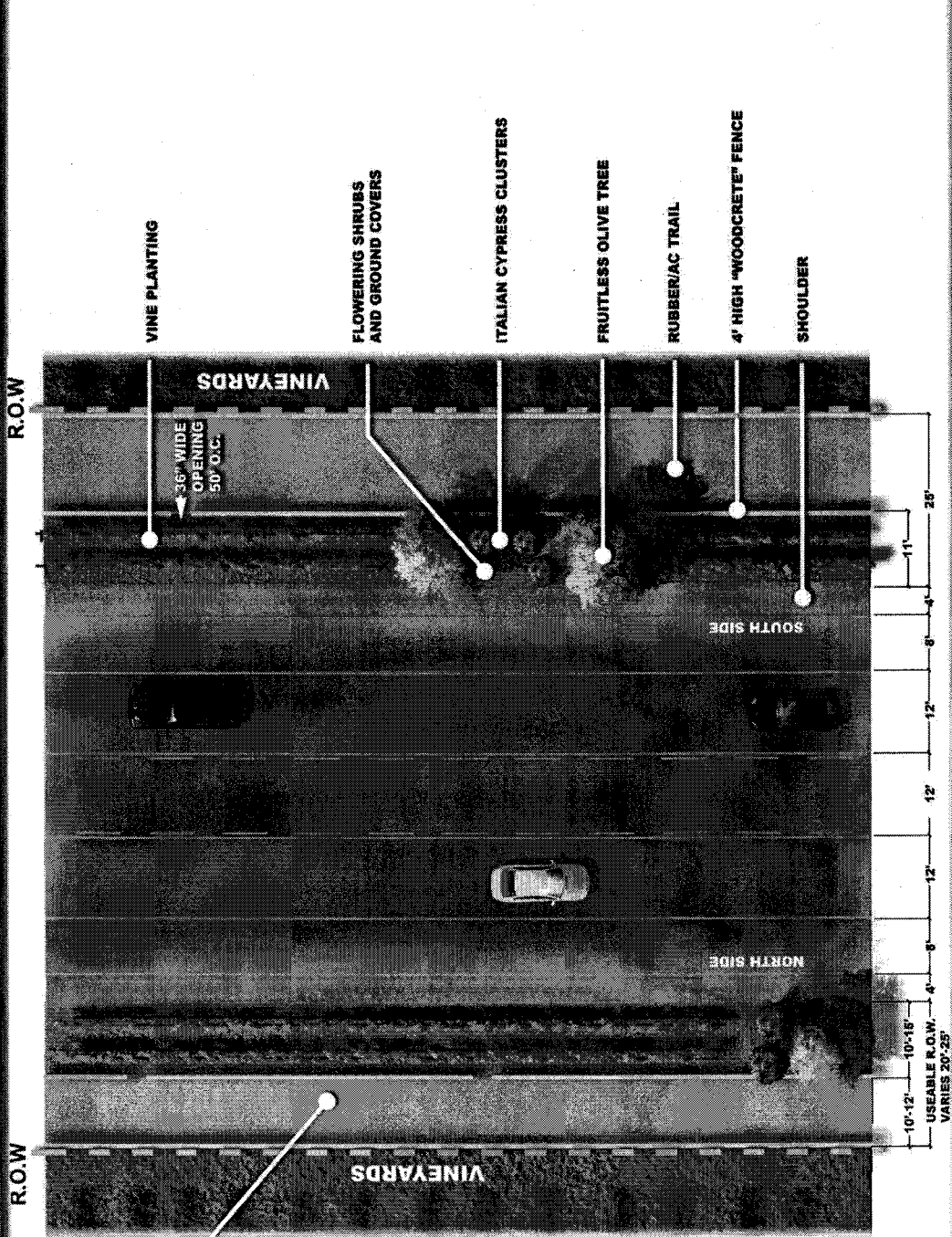


7 Road R.O.W. Level Both Sides



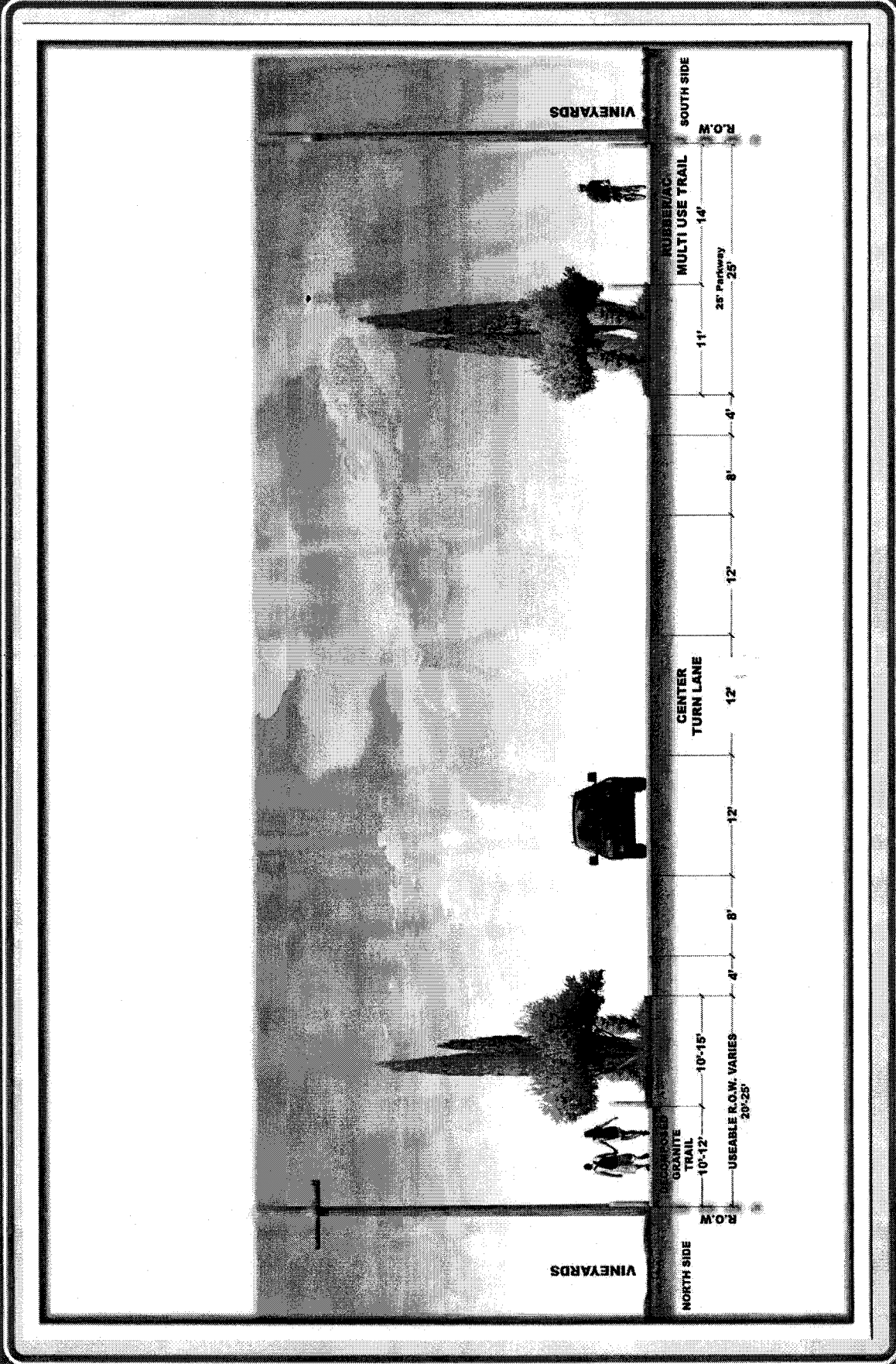
8 Proposed Roadway – MP Trails Both Sides





Proposed Roadway – MP Trails Both Sides





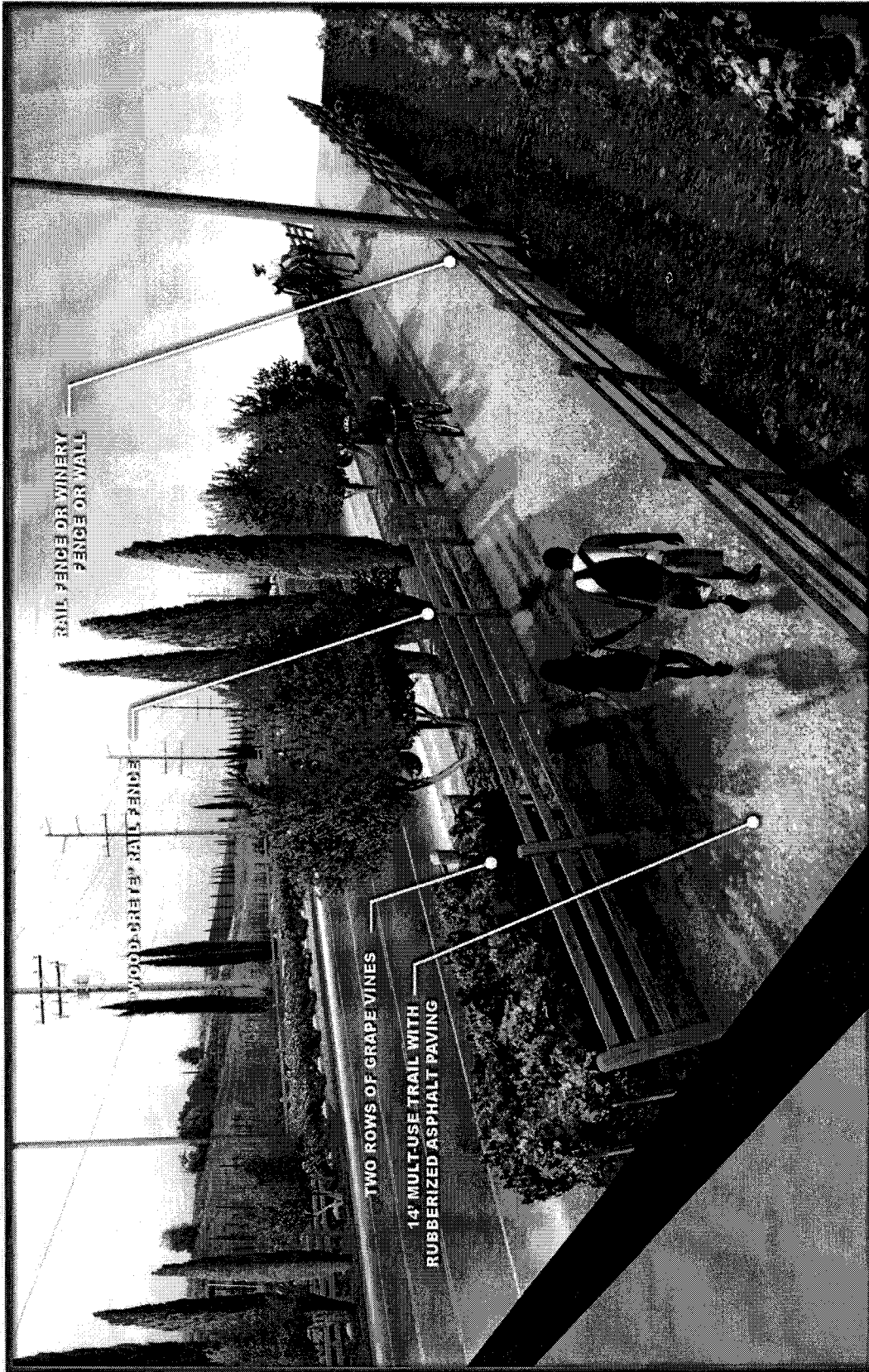
Proposed Roadway – MP Trails Both Sides





3D View of Proposed Roadway Section  
Rancho California Road





RAIL FENCE OR WINERY FENCE OR WALL

WOOD-GRATE RAIL FENCE

TWO ROWS OF GRAPE VINES

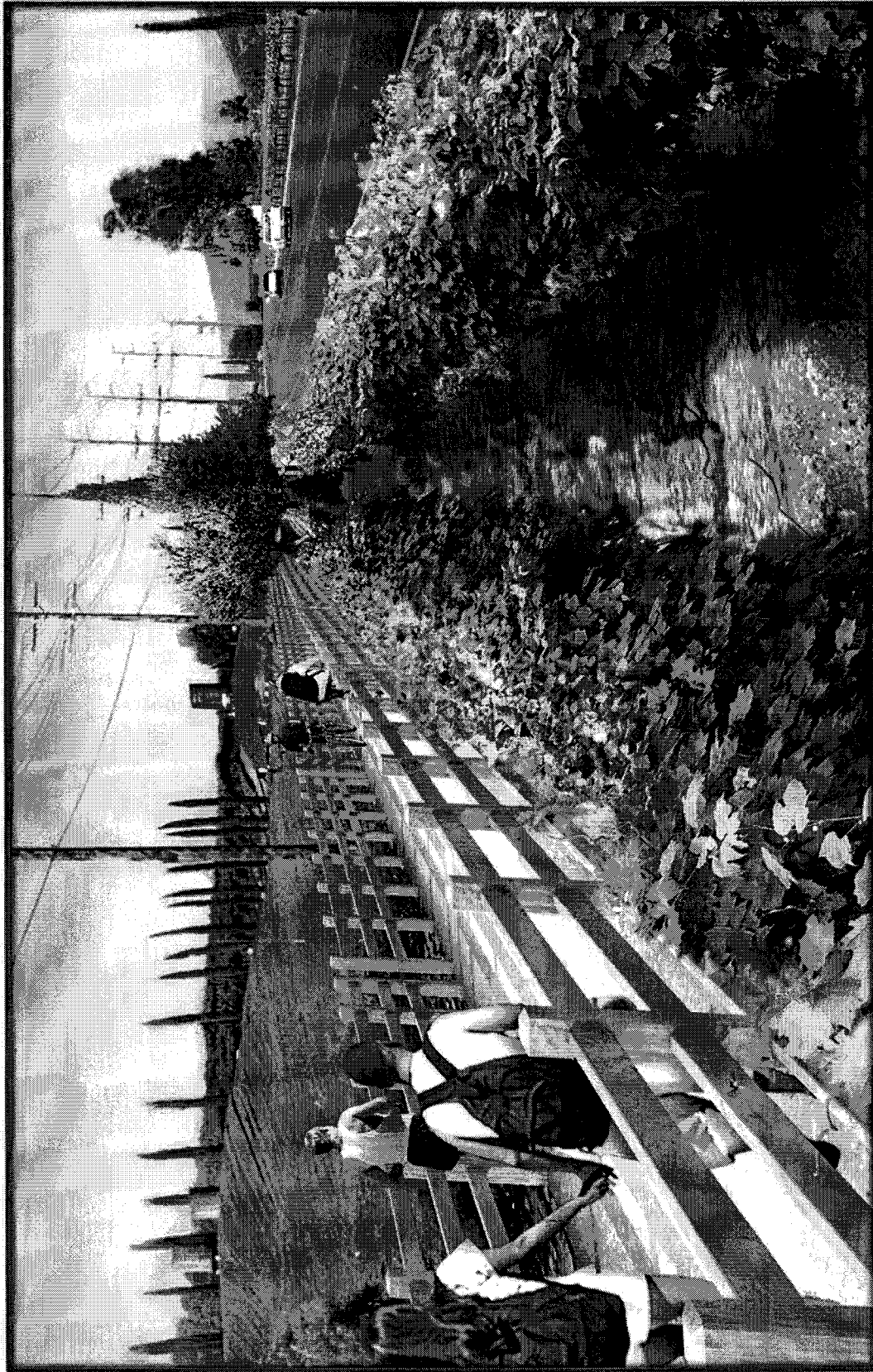
14' MULT-USE TRAIL WITH RUBBERIZED ASPHALT PAVING

Proposed Roadway – South side with Multi-  
Use Trails on Both Sides

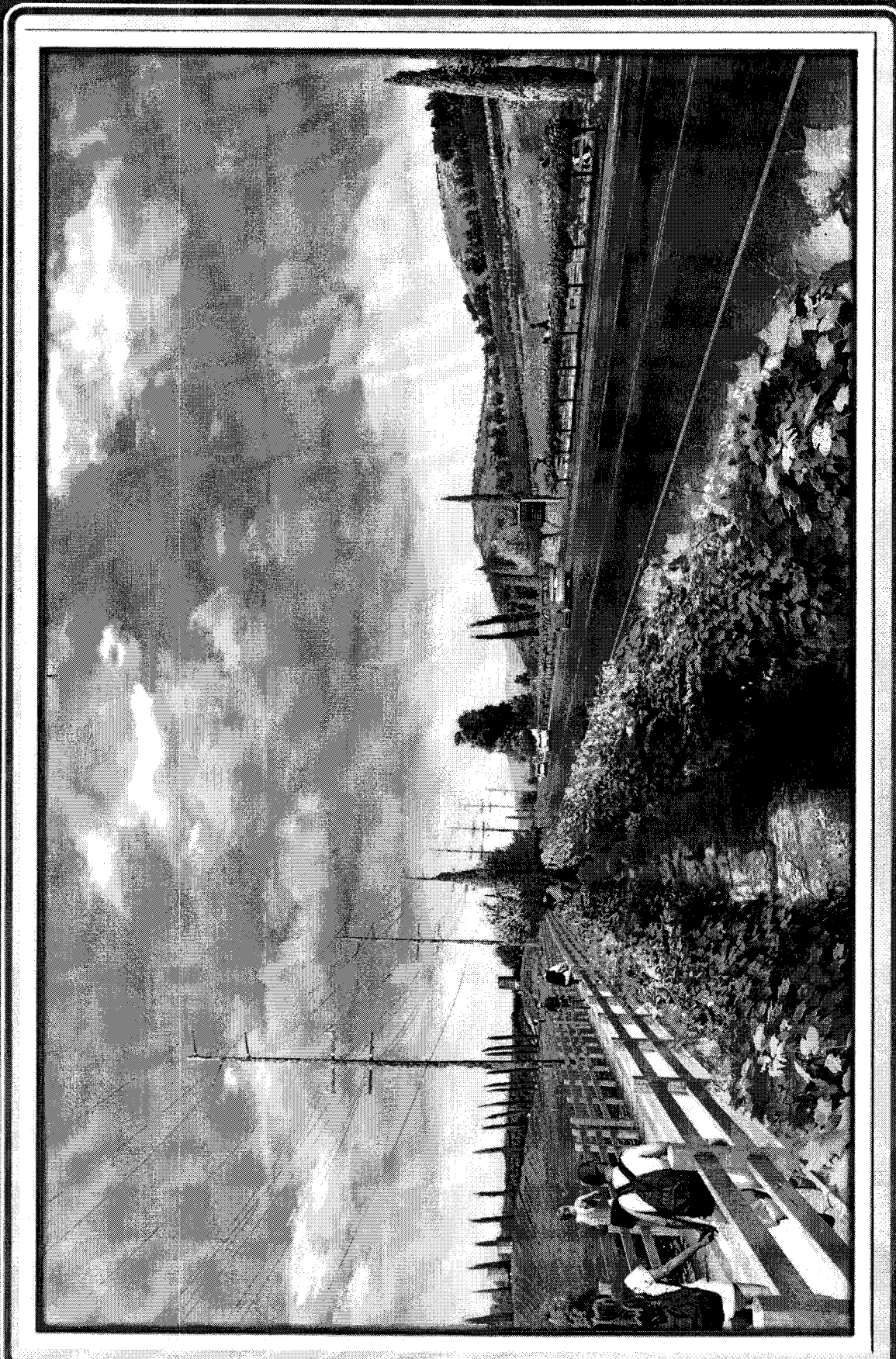


Proposed Roadway – North side with Multi-Use Trails on Both Sides





Proposed Roadway – North side with Multi-Use Trails on Both Sides



Proposed Roadway – North side with Multi-  
Use Trails on Both Sides



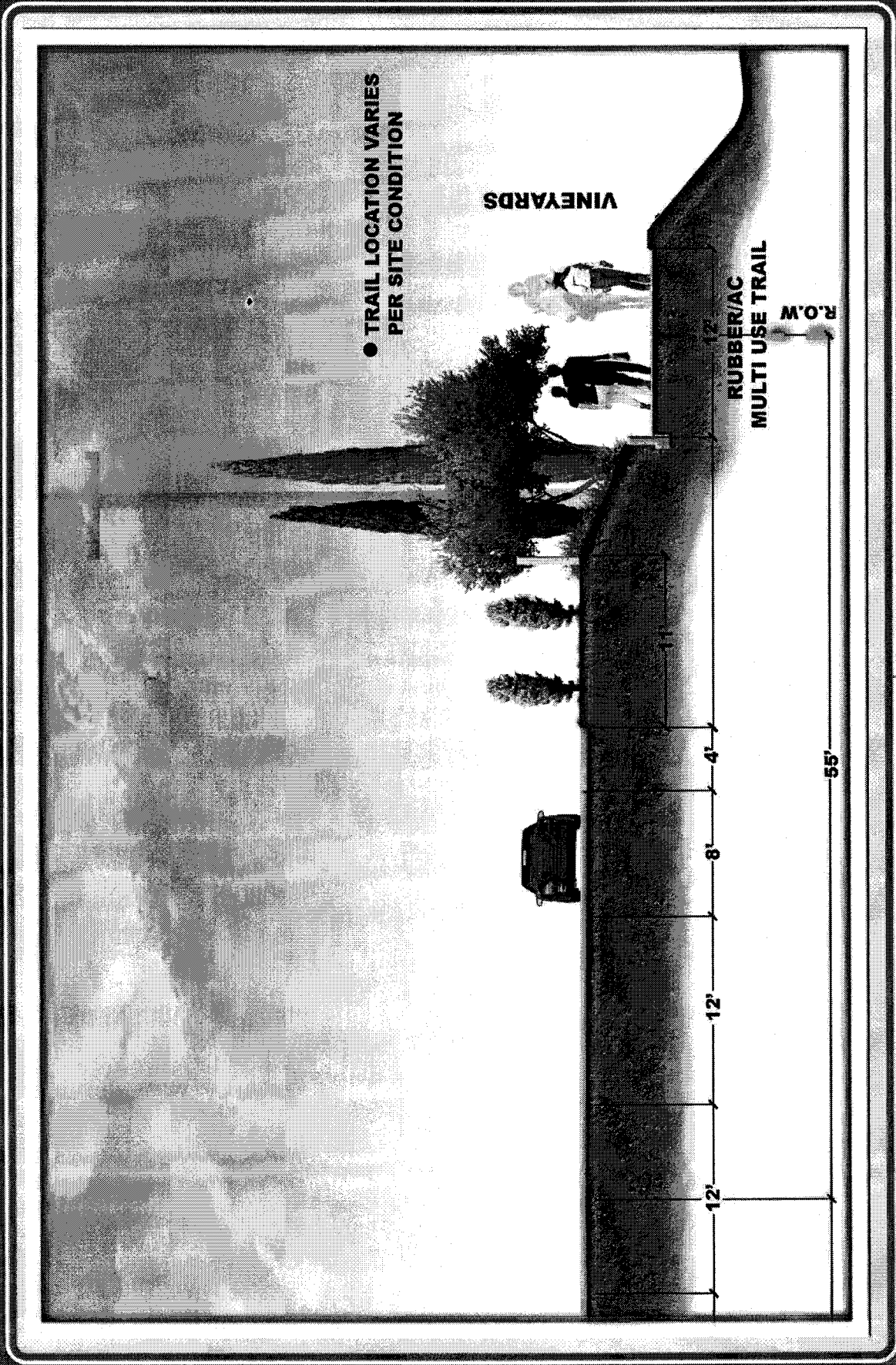


17 Condition 1 – Property Drops Off on Southeast

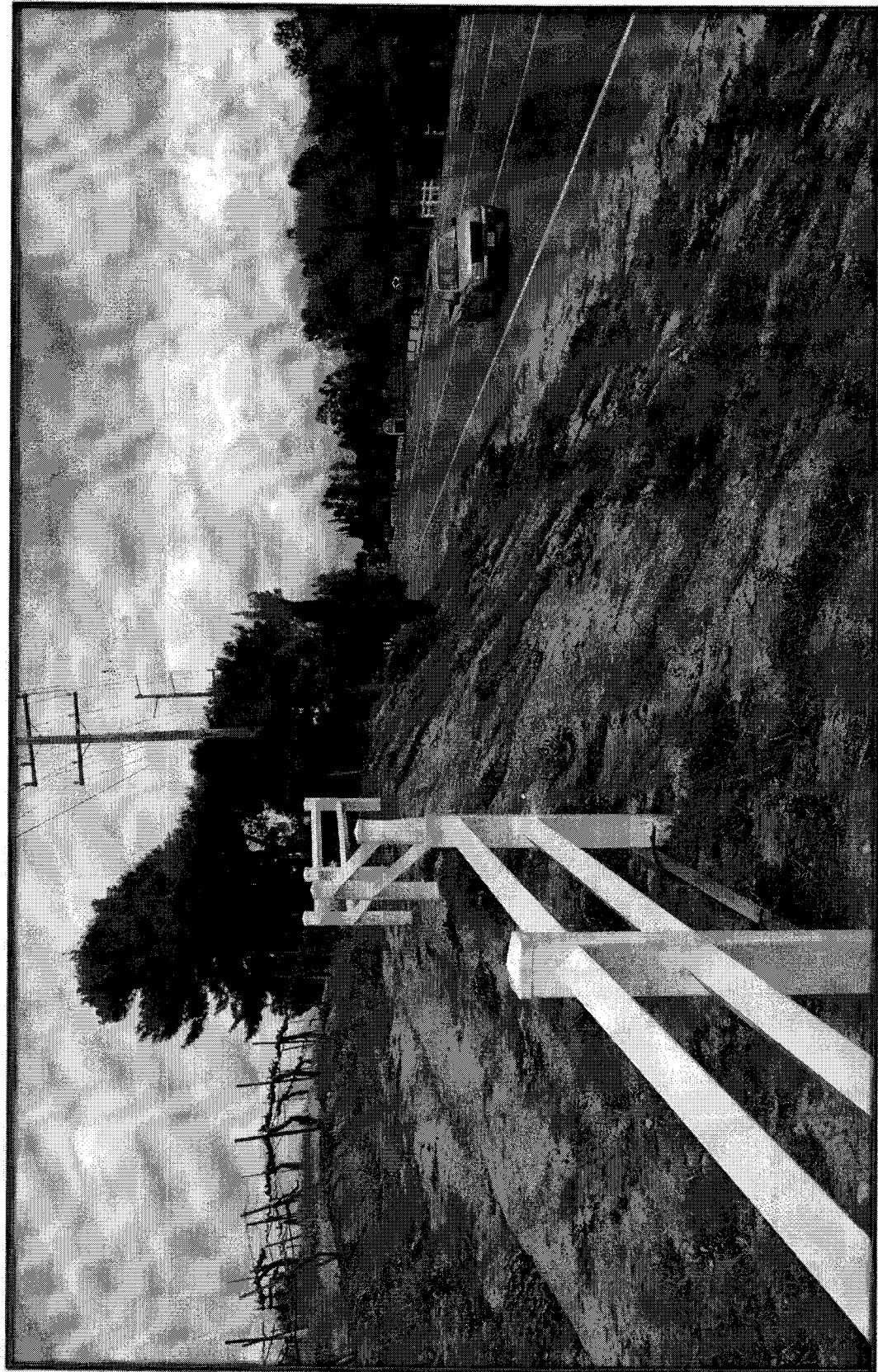


Condition 1 – Same Area Looking Back



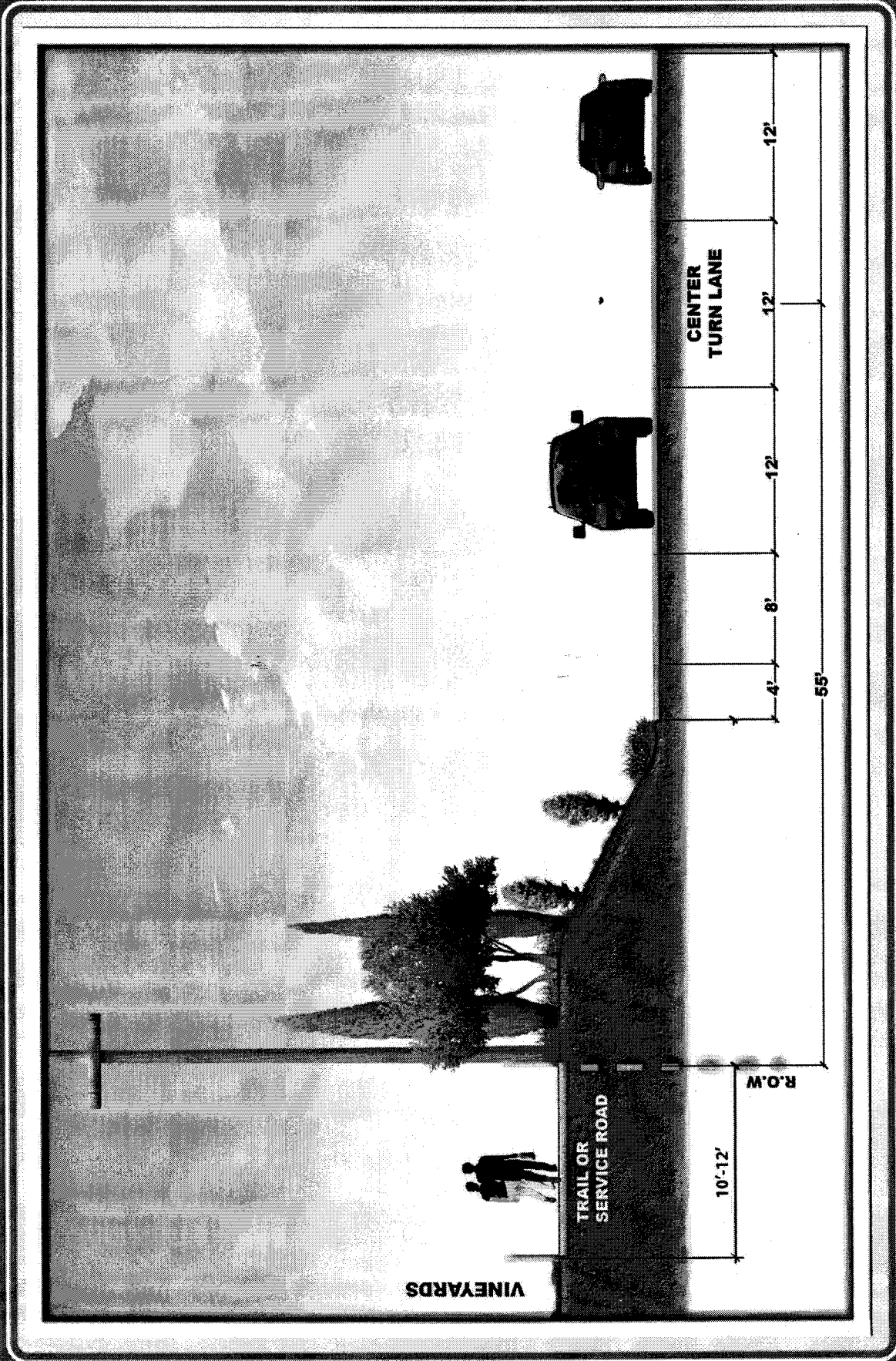


19 Condition 1 – Trail climbs along bank to top



Condition #2 – Slope Up on N. Side



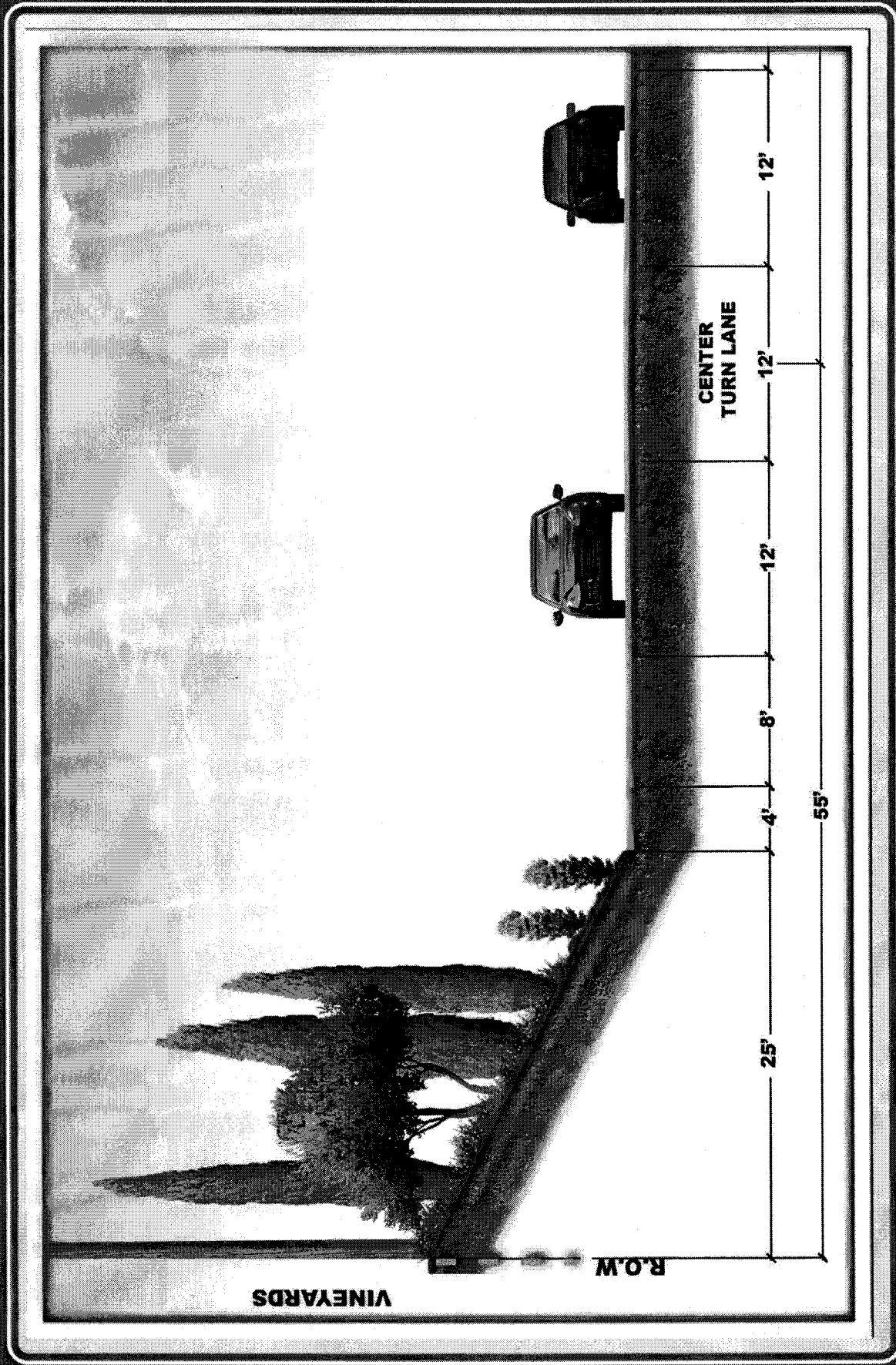


21 Condition 2 – Trail is constructed at top of bank



Condition 3 – No trail on Northwest Side of Rancho Calif. Rd. – Landscaping Only





Condition 3 – No trail on Steep Northwest  
Side of Rancho Calif. Rd. – Landscaping Only



Condition 4 – No trail on Flat Northwest Side of Rancho Calif. Rd. – Landscaping Only