



TEMECULA VALLEY WINE COUNTRY Greenhouse Gas Reduction Workbook

regional issues relating to transportation, the economy and community development, and the environment.

Although SCAG is not an air quality management agency, it is responsible for developing transportation, land use, and energy conservation measures that affect air quality. SCAG's Regional Comprehensive Plan and Guide (RCPG) provide growth forecasts that are used in the development of air quality-related land use and transportation control strategies by the SCAQMD. The RCPG is a framework for decision-making for local governments, assisting them in meeting federal and state mandates for growth management, mobility, and environmental standards, while maintaining consistency with regional goals regarding growth and changes through the year 2015, and beyond. Policies within the RCPG include consideration of air quality, land use, transportation, and economic relationships by all levels of government. As the Metropolitan Planning Organization for the County of Riverside, SCAG is in the process of implementing SB 375 with participation from the County and other local cities and Counties. SCAG's reduction target for per capita vehicular emissions is 8 percent by 2020 and 13 percent by 2035 (CARB 2010b).

b. South Coast Air Quality Management District

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the SoCAB. To that end, the SCAQMD, works directly with SCAG, county transportation commissions, local governments, and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and natural sources. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of SCAQMD on June 1, 2007. This AQMP, referred to as the 2007 AQMP, was prepared to comply with the federal and state Clean Air Acts and amendments, to accommodate growth, to reduce the high pollutant levels in the basins, to meet federal and state ambient air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. It identifies the control measures that will be implemented to reduce major sources of pollutants. These planning efforts have substantially decreased the population's exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within its jurisdictional boundaries.

Riverside Countywide Regulations

a. General Plan

Public and private decisions regarding land use, traffic circulation, and resource use can influence the resultant air pollutant and GHG emissions from, respectively, development patterns, vehicle use and congestion, and alternative energy sources. Thus, many policies within the County's General Plan under the Land Use, Circulation, and Multipurpose Open Space Elements, are designed to encourage development of public and private lands that result in less intensive energy use and emissions. For example, the Land Use Element supports concentrating growth near community centers, developing sites that capitalize upon multi-modal transportation opportunities, and promoting compatible land use arrangements that reduce



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reliance on the automobile. The Circulation Element, for example, supports transit through allowing higher densities, and encourages and supports the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers. The Multipurpose Open Space Element contains policies that support implementation of the State Building Code and establishes mechanisms and incentives to encourage architects and builders to exceed minimum the energy efficiency standards.

b. Air Quality Element and Climate Action Plan

As part of the General Plan, the Air Quality Element contains policies which assist the county in meeting state and federal air quality guidelines and reducing pollutant emissions from mobile and stationary sources. The Air Quality Element, similar to the Land Use and Circulation Elements, account for growth within the region and balances the associated increase in pollutant emissions. Some policies within the Air Quality Element address mobile and stationary sources. With regard to mobile sources, the Air Quality Element contains policies such as encouraging use of mass transit, carpooling/ridesharing, and mixed-use development to reduce vehicle miles travelled within the region. With regard to stationary sources, such policies to reduce pollutant emissions include use of energy efficient building materials and use of energy efficient appliances (boilers, air conditioning and water usage reduction). In addition, the Air Quality Element takes into account nearby sensitive receptors during construction of new land uses to limit pollutant impacts to nearby existing sensitive uses (residential, school).

The County is currently (September 2011) developing an update to the Air Quality Element with the General Plan Update. New information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction will be incorporated into the revised chapter. The proposed update to the Air Quality Element will also be the footing for the County's greenhouse gas emission reduction strategy. The County's strategy will align with the AB32 goal to reduce the State's GHG emissions to 1990 levels by 2020, as well as its implementation mechanism, SB 375. These efforts to reduce greenhouse gas emissions will not only benefit the global climate, but improve the quality of life for Riverside County residents as well.

In addition, the County is currently (September 2011) developing the Climate Action Plan (CAP) in conjunction with the General Plan Update. The CAP for Riverside County will include GHG emission reduction goals and adopt implementation measures to achieve those goals through policies and programs for new developments, county operations and existing communities.

Upon the adoption of the General Plan Update, all individual projects which are able to demonstrate consistency with the revised Air Quality Element and CAP will be able to undergo streamlined CEQA review through tiering.



Chapter 3: Greenhouse Gas Emission Reduction Strategies for Wine Country

Pending adoption of an updated Air Quality Element and a Climate Action Plan for Riverside County, this section assesses the potential impacts of GHG emissions that could result from the cumulative build-out potential of the Wine Country Community Plan and new developments authorized pursuant to the plans and policies of the Wine Country Community Plan (proposed Project).

California Environmental Quality Act (CEQA) requires that Lead Agencies inform decision makers and the public regarding the following: potential significant environmental effects of proposed projects; feasible ways that environmental damage can be avoided or reduced through the use of feasible mitigation measures and/or project alternatives; and the reasons why the Lead Agency approved a project if significant environmental effects are involved (CEQA Guidelines §15002). CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064[f5]).

Temecula Valley Wine Country Community Plan EIR

The County has prepared an Environmental Impact Report (EIR No. 524) assessing the potential direct and indirect impacts resulting from the Temecula Valley Wine Country Community Plan. The draft EIR analyzed GHG impacts due to the construction and operation of public and private improvements, such as the proposed trails network, roundabouts, and various implementing projects (residences, wineries, resorts, equestrian facilities, etc.) to be developed in accordance with the Community Plan. This EIR is programmatic in nature, and may not provide sufficient CEQA review for a specific implementing project. To the degree feasible, some individual projects will be allowed to tier off the analysis contained in the EIR thereby streamlining the CEQA process.

Thresholds

California law provides that climate change is an environmental effect subject to the California Environmental Quality Act ("CEQA"). Amendments to the State CEQA Guidelines adopted in February 2010 require lead agencies to consider the adverse effects of a project's cumulative contribution to greenhouse gas ("GHG") emissions on the environment and determine if a project's climate change impact may be significant. As amended, CEQA encourages lead agencies to estimate the amount of GHG emissions resulting from a development project, but also state that a lead agency retains the discretion to require a qualitative analysis. (State CEQA Guideline, § 15064.4.) The State CEQA Guidelines provide that significance thresholds may be quantitative, qualitative, or in the form of performance-based standards. Various agencies, including the California Air Resources Control Board ("CARB"), the Governor's Office of Planning and Research, and the South Coast Air Quality Management District, have been



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developing and drafting standards and guidelines for determining the cumulative significance of a project's GHG emissions on global climate change. The development, adoption, and application of GHG significance thresholds is in its infancy - there is currently no single accepted industry practice or methodology for analyzing GHG impacts.

The County has determined that there are three appropriate numeric thresholds to determine significance of the proposed Project. Specifically, GHG emissions were compared to the following three thresholds:

- Mass Emissions. A threshold of 3,000 MTCO₂e per year is adopted from the recommended SCAQMD's Interim Thresholds document for commercial, residential, mixed use, and industrial development projects; projects below this threshold are considered less than significant.
- Per Capita Average Emissions. A threshold of 4.1 MT per year per person, adopted from the SCAQMD efficiency based standard, is most applicable to larger projects, such as subdivisions and other projects of potential regional influence. The threshold is calculated on an emission rate per population or employee (service population) projected for Year 2035; developments which achieve emissions below this threshold are considered less than significant.
- Reductions Consistent with State Goals. A threshold of 28.5% below Business As Usual (BAU) emissions from future development projects. Project-specific emissions shall be calculated and compared to similar hypothetical development; if an implementing project achieves a reduction of at least 28.5% with incorporation of mandatory and voluntary measures, it is considered less than significant.

Results of the GHG Study

The Wine Country Community Plan EIR analyzed GHG impacts resulting from full build-out and operation of all implementing projects assumed in the Community Plan and proposed zoning. Analysis included construction emissions from individual projects and operational emissions from mobile sources (visitors, employees) and stationary sources (wine production, agricultural uses).

The findings of the GHG analysis conducted for EIR No. 524 are as follows:

- Construction of implementing projects would result in temporary and incremental increases in GHG emissions. Construction of multiple concurrent implementing projects could result in GHG emissions in excess of annual mass emission significance thresholds. However, SCAQMD recommends that construction emissions from individual Implementing Projects be amortized and significance be assessed in conjunction with long-term operational GHG emissions.
- Construction and operation of implementing projects would result in GHG emissions in excess of the SCAQMD draft mass emission thresholds and the proposed per capita threshold; therefore, full Build-out under the Community Plan would result in potentially significant and unavoidable cumulative impacts to global climate change.



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- Implementing projects designed and constructed with GHG reducing project features consistent with the Wine Country Policy Area GHG policies would be consistent with the State's GHG-reduction goals under AB 32, resulting in emissions at least 28.5% below the BAU case. Compliance with these requirements can be demonstrated by achieving the mandatory minimum points on the applicable Option Table (see Appendix A) or demonstrated through other approved quantitative method.
- Implementation projects which achieve the required reductions required under the Wine Country Community Plan would be consistent with Global Climate Change policies set forth by the federal, state, regional and local plans.

As a result of the aforementioned findings, nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or adopt a statement of overriding consideration for a project due to its significant GHG impacts.

Community Plan Level Emissions Reduction Strategies

The Temecula Valley Wine Country Community Plan proposes a number of strategies at regional level to the Southwest Area Plan (SWAP) that reduce Greenhouse Gas Emissions through design features that are anticipated to reduce vehicle miles travelled.

a. Integrated Trails Network (Non-motorized Transportation including Pedestrian, Bike and Equestrian trails)

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

SWAP 1.6 Develop and implement a 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.



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b. Roundabouts

Through the Wine Country Community Plan process, five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient traffic calming and volume capacity. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento Road, Monte De Oro Road and Glenoaks Road. These roundabouts will allow vehicular, equestrian, bicycle and pedestrian traffic to interact through the intersection more efficiently and safely while keeping its natural wine country landscape. The roundabout will accommodate the estimated 41,700 of daily vehicular traffic and a peak hour vehicular traffic of over 4,000.

c. Fair Share and Phasing Assessment

Through the Community Plan process, the County has developed a traffic impact fee program specifically to ensure timely construction of transportation improvements as outlined in the Wine Country Fair Share and Phasing Assessment. This program will collect fair share contributions toward improvements within the Wine Country Policy Area and within the City of Temecula, and the County will enter into an agreement with the City of Temecula to implement the identified improvements. Additionally, implementing projects within the Wine Country Policy Area will be required to prepare a focused traffic study that will assess the following to ensure consistency:

- Trip generation comparison to estimates assumed in the WCP assessment
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

In addition, EIR No. 524 includes the following mitigation measures to mitigate air quality impacts that assist the County in achieving the GHG reduction goals as well:

- AQ-1 The County shall require new commercial and industrial implementing projects to develop a voluntary trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of discretionary review applications, and in place prior to Certificate of Occupancy.
- AQ-2 The County shall condition all implementing projects to implement that Trails and Bikeways Systems map (SWAP Figure 8) of the Project. This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.



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- AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.
- AQ-4 The County shall require implementing projects to incorporate a comprehensive parking program for private parking lots where applicable, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.
- AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects shall earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential parking for ultra-low emission, zero-emission, and alternative fuel vehicles; and provide electric vehicle charging stations within the development.
- AQ-6 The County shall require implementing projects to prohibit idling of on and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.
- AQ-7 The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).

Implementing Project Level Emissions Reduction Strategies

In addition to the strategies being implemented on a regional basis, the Temecula Valley Wine Country Policy Area contains the following policy to require that the implementing projects achieve a reduction in GHG emissions.

- SWAP 1.9 *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.*



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The County has determined that no analysis of GHG emissions is required for the following types of implementing projects because they will not result in any potentially significant cumulative impact on global climate change:

- Plot Plans that are CEQA exempt and not circulated and which meet the criteria of subdivision (a)(1) of Section 18.30 of Riverside County Ordinance 348.
- Landscaping Plans pursuant to, and consistent with, the provisions of Riverside County Ordinance 859
- Accessory Structures
- Cellular Towers
- Lot Line Adjustments
- Any Activity Statutorily Exempt from CEQA
- Any Activity Categorically Exempt from CEQA for which an Exception in State CEQA Guidelines Section 15300.2 Does Not Apply

Projects not defined above, are the projects or development activities that could potentially create a cumulatively significant impact on global climate change. Those projects could elect to utilize one of the following two options to achieve their fair share of GHG reductions.

Option Tables for Achieving GHG Reductions

The County of Riverside has developed option tables to assist in the analysis of GHGs for individual projects tiering off of the Wine Country Community Plan EIR. The option tables were developed based on AB 32 targets and contain measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions. Individual projects have the option to use these option tables in order to demonstrate that GHG emissions from the project are less than significant. The GHG reduction measures contained in the option table are assigned points. Projects which implement enough reduction measures and achieve a 100/70 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region.

Two versions of the Option Table have been developed to assist the project proponents of these projects, one for residential projects and one for commercial projects. The Option Tables are included in Appendix A of this workbook. As noted above the County has developed a list of specific mitigation strategies applicable to certain implementing projects. The Option Tables provide a menu of additional options that both insures consistency in implementation of the measures and flexibility on how future development projects will achieve an overall reduction of GHG emissions, consistent with the reduction target established by the County in the Temecula Valley Wine Country Community Plan EIR.

Each Option Table assigns points for specific GHG reducing strategy incorporated into a project whether by regulation, statute, or policy, as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature, including those mandated as mitigation measures in the county's EIR No. 524 and by CALGreen Building Codes. The menu of features allows maximum flexibility



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and options for how development projects can implement the GHG reduction measures. Residential projects in the SWAP that garner at least 70 points will be consistent with the State's overall GHG reduction goals. Commercial projects will need to garner at least 100 points. As such, those projects that garner the minimum specified points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Mixed use projects provide additional opportunities to reduce emissions by combining complimentary land uses in a manner that can reduce vehicle trips. Mixed use projects also have the potential to complement energy efficient infrastructure in a way that reduces emissions. For mixed use projects fill out both Option Table 1 and Table 2, but proportion the points identical to the proportioning of the mix of uses. As an example, a mixed use project that is 50% commercial uses and 50% residential uses will show $\frac{1}{2}$ point for each assigned point value in Table 1 and Table 2. Add the points from both tables. Mixed use projects that garner at least 100 points will be consistent with the reduction quantities in the County's GHG Plan and are considered less than significant for GHG emissions.

Other Mechanisms for Achieving GHG Reductions

Those projects that do not garnish the minimum points using the Option Tables discussed above (and presented in Appendix A) will require quantification of project specific GHG emissions and will need to provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.

A numerical analysis of GHG emissions and a discussion of impacts on global climate change is required for Residential and/or Commercial projects, as described below, and also for any mixed use projects involving more than one type of use. This study is also required for discretionary Agricultural projects.

1. The GHG study must quantify the GHG emissions for the project, and must also include, at a minimum, an analysis of GHG emissions for each type of GHG emission identified in California Health & Safety Code §38505 for construction impacts, if any, and operational impacts, if any.
 - a. GHGs to which this section applies include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, sulfur hexafluoride and nitrogen trifluoride, per Health and Safety Code §38505 and any amendments thereto.
 - b. Analysis of GHGs must not only quantify emissions but also discuss their relative potential to affect global climate change. For example, methane has a global warming potential many times that of carbon dioxide, such that a given quantity of methane may have an equal or greater effect on global climate change than a lesser amount of carbon dioxide.
 - c. In quantifying GHG emissions, the analysis must address:
 - i. For construction: The total amount of GHGs emitted by all construction activities including, but not limited to, equipment and machinery usage, energy usage, vehicle miles traveled by construction employees, emissions from architectural



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coatings, emissions from paving or road construction activities, and other reasonably fore-seeable emissions.

- ii. For operations: The total amount of GHGs emitted by all operational activities per year including, but not limited to, emissions from use of electricity, use of natural gas, and other energy consumption, emissions resulting from water demand, vehicular emissions, and other reasonably foreseeable emissions.
 - iii. For purposes of subdivisions 1 and 2, above, a rule of reason shall apply requiring only those emissions that are reasonably foreseeable to be quantified. If a particular emission is speculative, the analysis shall discuss the issue qualitatively and explain the reasons why any further analysis would be speculative and then conclude the analysis.
2. The GHG study must describe and analyze feasible mitigation measures for any potentially significant GHG emissions. All feasible mitigation measures must be adopted for potentially significant impacts. The types of mitigation measures that may be considered and shall be imposed, if feasible, depend on the type of project that is proposed. A demonstration by the project applicant that the project has reduced GHG emissions by 28.5% or more below a business.

In connection with any of the above categories of projects, the County Planning Department may impose any or all of the following Conditions of Approval to further reduce GHG emissions:

- Use energy-efficient designs such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.
- Incorporate public transit into project design through siting, location, and transit links.
- Include vehicle-reduction measures through carpooling, public transit incentives, and linkages or electric shuttle services to public transit as well as, to the extent possible, local and regional pedestrian and bike trails.
- Retrofit the building for energy efficient purposes.
- Use energy-efficient appliances and office equipment (e.g., Energy Star compliant).
- Implement waste reduction and recycling measures.
- Incorporate on-site renewable energy production (i.e., solar installations on rooftops), and/or waste heat capture (for industrial projects to provide process and/or building heat), and/or water reuse.
- Install direct gas use or electricity projects to capture and use emitted methane (applies to landfill projects).
- Promote mixed-use, compact, and higher-density development to reduce trip distance, promote alternatives to vehicle travel, and promote efficiency in delivery of services and goods (applies to planning documents).



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Chapter 4: Informational Resources

California Air Resource Board:

- Assembly Bill 32
 - Scoping Plan <http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm>
 - Reducing Emissions <http://www.arb.ca.gov/html/programs.htm>
- Regulating Agricultural Related Activities
 - <http://www.arb.ca.gov/ag/ag.htm>
- Land Preparations: <http://www.arb.ca.gov/ei/areasrc/fullpdf/full7-4.pdf>
- Emission Calculation FOOD & AGRICULTURE WINE FERMENTATION
 - <http://www.arb.ca.gov/ei/areasrc/arbndprofandag.htm>
 - <http://www.arb.ca.gov/ei/areasrc/fullpdf/full5-1.pdf>

Non-profit Organizations:

- Wine Institute Greenhouse Gas Protocol and accounting tool:
<http://www.wineinstitute.org/ghgprotocol>.
- The California Sustainable Winegrowing Alliance (CSWA) Sustainable Winegrowing Program: <http://www.sustainablewinegrowing.org/aboutcswa.php>.



*Appendix A: Wine Country Option Tables – GHG
Reduction Implementation Measures (Residential and
Commercial Developments)*

Riverside County Wine Country Community Plan

Table 1: GHG Reduction Implementation Measures for Residential Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope- Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	1 point	
	Enhanced Window Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	5 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E4 Building Envelope- Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	1 point	
	Reduced Building Envelope Leakage (15%> Title 24)	3 points	
	Minimum Building Envelope Leakage (20% > Title 24)	5 points	
E5 Building Envelope- Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5°F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	6 points	
E6 Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	1 point	
	Reduced Distribution Losses (15%> Title 24)	3 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	5 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	1 point	
	High Efficiency HBAC (15%> Title 24)	3 points	
	Very High Efficiency HBAC (20%> Title 24)	5 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E8 Indoor Space Efficiencies-Water Heaters	Title 24 standard (required)	0 points	
	Efficiency Water Heater (Energy Star conventional that is 5% > Title 24) water heater that is 15%>	1 point	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24)	3 points	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24)	5 points	
	Solar Water Heating System	7 points	
E9 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.		
	All peripheral rooms within the living space have at least one window(required)	0 points	
	All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day	1 points	
	All rooms daylighted to at least 1,000 lumens	3 points	
E10 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required)	0 points	
	Efficient Lights (5% > Title 24)	1 point	
	High Efficiency Lights (LED, etc. 15%> Title 24)	3 points	
	Very High Efficiency Lights (LED, etc. 20%> Title 24)	5 points	
E11 Indoor Space Efficiencies - Appliances	Title 24 standard (required)	0 points	
	Efficient Appliances (5% > Title 24)	1 point	
	High Efficiency Energy Star Appliances (15%> Title 24)	3 points	
	Very High Efficiency Appliances (20%> Title 24)	5 points	
E12 Miscellaneous Residential Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3 points	
E13 Miscellaneous Residential Independent Energy Efficiency Calculations	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-5 points	
E14 Miscellaneous Residential Existing Residential Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project.	0-5 points	
E15 Miscellaneous Residential Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for installation of electric vehicle charging stations	1 point	
	Install electric vehicle charging stations in the garages of residential units	8 points	
E16 Miscellaneous Residential Wood Burning	As part of Rule 445 and the Healthy Hearths™ initiative, the South Coast Air Quality Management District adopted a rule for no permanently installed indoor or outdoor wood burning devices in new development.		
	Project contains no wood burning stoves or fireplaces	10 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E17 Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments: Solar Ready Homes (sturdy roof and electric hookups) 10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project	2 points 4 points 6 points 8 points 10 points 12 points 14 points 16 points 18 points 20 points 22 points	
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required) Eliminate conventional turf from landscaping Eliminate turf and only provide drought tolerant plants Xeroscaping that requires no irrigation	0 points 3 points 4 points 6 points	
W2 Water Efficient irrigation systems	Drip irrigation Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	1 point 3 points	
W3 Recycled grey water	Grey water (purple pipe) irrigation system on site	5 points	
W4 Showers	Title 24 standard (required) EPA High Efficiency Showerheads (15% > Title 24)	0 points 1 points	
W5 Toilets	Title 24 standard (required) EPA High Efficiency Toilets (15% > Title 24)	0 points 1 points	
W6 Faucets	Title 24 standard (required) EPA High Efficiency faucets (15% > Title 24)	0 points 1 points	
Implementation Measure: Solid Waste for Residential Development			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal: Provide green waste composing bins at each residential unit Multi-family residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance or recycling.	4 points 3 points	
SW2 Recycling of Construction/ Demolition Debris	50% of construction waste recycled (required) Recycle 55% of debris Recycle 60% of debris Recycle 65% of debris Recycle 70% of debris Recycle 75% of debris	0 points 2 points 3 points 4 points 5 points 6 points	
Total Points Earned by Residential Project:		70 Points needed	0

Riverside County Wine Country Community Plan

Table 2: GHG Reduction Implementation Measures For Commercial Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope - Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	4 points	
	Enhanced Window Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	12 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E4 Building Envelope - Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	4 points	
	Reduced Building Envelope Leakage (15%> Title 24)	8 points	
	Minimum Building Envelope Leakage (20% > Title 24)	12 points	
E5 Building Envelope - Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5°F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	5 points	
E6 Indoor Space Efficiencies - Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	4 points	
	Reduced Distribution Losses (15%> Title 24)	8 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	12 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	4 points	
	High Efficiency HVAC (15%> Title 24)	8 points	
	Very High Efficiency HVAC (20%> Title 24)	12 points	
E8 Indoor Space Efficiencies - Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting the energy savings.	0-4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E9 Indoor Space Efficiencies- Water Heaters	Title 24 standard (required)	0 points	
	Efficiency Water Heater (Energy Star conventional that is 5% > Title 24)	4 points	
	High Efficiency Water Heater (Conventional water heater that is 15%>Title 24)	12 points	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24) Solar Water Heating System	14 points	
E10 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. All peripheral rooms within building have at least one window or skylight	1 point	
	All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day	5 points	
	All rooms daylighted to at least 1,000 lumens	7 points	
E11 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required)	0 points	
	Efficient Lights (5% > Title 24)	4 points	
	High Efficiency Lights (LED, etc. 15%> Title 24) Very High Efficiency Lights (LED, etc. 20%> Title 24)	6 points 8 points	
E12 Indoor Space Efficiencies - Appliances	Title 24 standard (required)	0 points	
	Efficient Appliances (5% > Title 24)	4 points	
	High Efficiency Energy Star Appliances (15%> Title 24) Very High Efficiency Appliances (20%> Title 24)	8 points 12 points	
E13 Miscellaneous Building Efficiencies - Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	4 points	
E14 Miscellaneous Building Efficiencies- Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-8 points	
E15 Miscellaneous Building Efficiencies- Existing Commercial Building Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the unincorporated County is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Riverside County Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated.	0-8 points	
E16 Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations.	2 points/area	
	Install electric vehicle charging stations in garages/parking areas	8 points/station	
E17 Landscaping Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment.		
	Project provides electrical outlets on the exterior of all buildings so that electric landscaping equipment is compatible with all built facilities.	2 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E18 Photovoltaic	Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:		
	Solar Ready Roofs (sturdy roof and electric hookups)	2 points	
	10 percent of the power needs of the project	8 points	
	20 percent of the power needs of the project	14 points	
	30 percent of the power needs of the project	20 points	
	40 percent of the power needs of the project	26 points	
	50 percent of the power needs of the project	32 points	
	60 percent of the power needs of the project	38 points	
	70 percent of the power needs of the project	44 points	
	80 percent of the power needs of the project	50 points	
90 percent of the power needs of the project	56 points		
100 percent of the power needs of the project	62 points		
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required)	0 points	
	Eliminate conventional turf from landscaping	3 points	
	Eliminate turf and only provide drought tolerant plants	4 points	
	Xeroscaping that requires no irrigation	6 points	
W2 Water Efficient irrigation systems	Drip irrigation	1 point	
	Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	5 points	
W3 Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	0-4 points	
W3 Potable Water - Showers	Title 24 standard (required)	0 points	
	EPA High Efficiency Showerheads (15% > Title 24)	3 points	
W4 Potable Water - Toilets	Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	0-4 points	
W5 Potable Water - Faucets	Title 24 standard (required)	0 points	
	EPA High Efficiency faucets (15% > Title 24)	3 points	
W6 Commercial Dishwashers	Title 24 standard (required)	0 points	
	EPA High Efficiency dishwashers (20% water savings)	4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
W7 Commercial Laundry Washers	Title 24 standard (required)	0 points	
	EPA High Efficiency laundry (15% water savings)	3 points	
	EPA High Efficiency laundry Equipment that captures and reuses rinse water	6 points	
W8 Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.	0-3 points	
W9 Recycled Water	Graywater (purple pipe) irrigation system on site	5 points	
Implementation Measure: Transportation			
T1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1 point	
	Provide larger parking spaces that can accommodate vans or limos used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.	1 point	
	Provide Bike Racks	1 point	
	Provide Horse Hitching Posts	1 point	
	Provides Bike & Horse Renting/Sharing	1 point	
T2 Commercial Vehicle Idling Restriction	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.	2 points (Required of all Commercial)	
T3 Public Transit	The point value of a projects ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) or Traffic Management Plan demonstrating decreased use of private vehicles and increased use of public transportation.	1-15 points	
Implementation Measure: Solid Waste			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:		
	Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up	2 points	
	Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	5 points	
SW2 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required) Recycle 5% of debris	1 point	
	Recycle 8 % of debris	2 points	
	Recycle 10% of debris	3 points	
	Recycle 12% of debris	4 points	
	Recycle 15% of debris	5 points	
	Recycle 20% of debris	6 points	
Total Points Earned by Commercial Project:		100 Points Needed	0

Attachment C:

Planning Commission Public Hearing Staff Reports, enclosed compact disc and minutes

The Temecula Valley Wine Country Community Plan was presented and discussed during the following public hearings:

1. July 25, 2012
2. August 22, 2012
3. September 26, 2012
4. December 5, 2012
5. December 19, 2012

The Staff Reports and minutes for each of the public hearings are attached. A compact disc that contains the Staff Report, its attachments, comments letters and presentation is also enclosed for each of the public hearings.

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

July 25, 2012
Planning Commission Public Hearing

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

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

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

PROJECT LOCATION AND SETTINGS:

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

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

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

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

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

PROJECT COMPONENTS:

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

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

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

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

PROJECT MILESTONES:

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

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

stakeholders

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

COMMUNITY OUTREACH:

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

Vision 2020 Survey:

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

Website:

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

Ad-Hoc Advisory Committee Meetings:

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

Focused-group Meetings and Town-hall Forums:

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

Planning Commission Public Workshops:

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

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

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

INFRASTRUCTURE DISCUSSIONS:

Groundwater Quality and Sewer:

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

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

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

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

Motorized and Non-motorized Transportation:

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

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

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

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

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

OUTSTANDING PROJECT PROPOSAL ISSUES:

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

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

Project Area's Sub-region:

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

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

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

Land Use Policy Issues:

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

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

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

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

ENVIRONMENTAL ASSESSMENT PROCESS:

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

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

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

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

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

Draft Program Environmental Impact Report No. 524:

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

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

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

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

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

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

Significant Project Impacts:

1. Agricultural and Forestry Resources

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

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

2. Air Quality

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

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

3. Greenhouse Gas Emissions

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

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

4. Noise

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

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

5. Public Services and Utilities – Fire Protection Services

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

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

Public Services and Utilities – Libraries

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

6. Traffic

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

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

7. Growth-inducing Impact

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

8. Cumulative Impacts – Air Quality

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

Cumulative Impacts – Greenhouse Gases

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

Cumulative Impacts – Noise

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

Cumulative Impacts – Public Services and Utilities

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

Cumulative Impacts – Traffic

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

Project Alternatives:

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

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

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

Alternatives rejected from further consideration in the Draft PEIR are:

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

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

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

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

Draft PEIR No. 524 Comments and Responses:

Upon completion of the Draft PEIR, the County of Riverside, as the lead agency, issued a

Notice of Availability for the Draft PEIR No. 524 for the Project. The Draft PEIR was made available for public review and comments for 60-days between December 5, 2011 and February 2, 2012. The County of Riverside received 32 comment letters during this period, followed by one comment letter since then. The full draft of the Project, Draft PEIR No. 524, and all 33 comment letters were made available on the Project website: www.socalwinecountryplan.org.

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

Final Program Environmental Impact Report No. 524:

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

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

RECOMMENDATION:

DISCUSS AND CONTINUE to August 8 or 22, 2012

INFORMATIONAL ITEMS:

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

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

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

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

II. PROJECT DESCRIPTION:

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

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

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Principal Planner: Mitra Mehta-Cooper

Assistant Chief Executive Officer: George Johnson

RBH Consultant: Kevin Thomas

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

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IV. CONTROVERSIAL ISSUES:

Yes

V. PLANNING COMMISSION ACTION:

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

VI. CD

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

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

August 22, 2012
Planning Commission Public Hearing

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

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

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

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

ISSUES DISCUSSED IN FIRST HEARING:

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

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

REQUIREMENTS TO REGULATE NOISE:

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

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

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

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

1) General Plan Amendment No. 1077:

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

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

- *SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*

- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
 - *SWAP 1.15 Encourage tentative approvals of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.*

- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area's viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area's viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
 - *SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
 - *SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
 - *SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*
 - *SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*

2) Ordinance Amendment No. 348.4729:

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

a) Wine Country – Winery Zone:

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

b) Wine Country – Equestrian Zone:

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

c) Development Standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:

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

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

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

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

APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:

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

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

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

ALLOWANCE OF CHURCHES:

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

The following information is provided in response to that direction:

Existing Condition:

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

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

The Project:

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

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

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

Issues of Consideration:

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

Alcohol Licensing Requirements:

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

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

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

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

Riverside County Agricultural Commissioner's Requirements:

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

Options for Consideration:

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

OPTION 1 – Allow Churches in the Project:

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

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

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

OPTION 2 – Remain with the existing Project Proposal:

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

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

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

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

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

RECOMMENDATION:

DISCUSS AND CONTINUE to August 29 or September 26, 2012

INFORMATIONAL ITEMS:

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

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

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

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



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

I. AGENDA ITEM 3.1

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

II. PROJECT DESCRIPTION:

The individual components include:

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

III. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke for Wine Growers:

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



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- Rosemary I. Wilson, 35960 Rancho Calif. Rd., Temecula CA 92591 (951) 326-5558
gerry@wilsoncreekwinery.com
- Michael Newcomb
- Michael Calabro, Calabro Winery, 43110 Knights Bridge Way, Temecula
- Jeff Commenchero, Temecula 92560 (951) 696-0600
jeffcommenchero@rancomgroup.com
- Nicholas Palumbo, 40150 Barksdale Cir., Temecula 92592 (951) 676-7900
nickpalumbowines.com
- Jim Hart, 41300 Avandida Biona, Temecula 92593 (951) 676-6300
jhart@miracosta.edu
- Laurie Staude, 31 St Michael Place, Dana Point 92629 (949)496-3628
- Peggy Evans, Temecula 92591 (951) 699-3626 peggy@temeculawines.org
- Mike Rennie, 33013 De Portola Rd, Temecula 92590 (951) 255-4100
- Michelle McCue
- Tricket Heald (760) 468-3096 theald@falknerwinery.com
- Cathy Lyle, 39700 Spanish Oaks Dr., Temecula 92592 (951) 219-6252
cathylyle@gmail.com
- Dennis Ferguson
- Shelly Botwin (760) 315-5660 sjaybot@gmail.com
- Karen Smits
- Sarah Stone, 39630 Kapalua Way, Temecula 92592
- Andrew K. Rauch, 12526 High Bluff Drive, Ste. 300, San Diego 92130 (858) 792-3408 andrewkrauch@gmail.com
- Eileen Runde, 33718 Madera de Playa, Temecula 92592 (951) 312-8770
runde4@verizon.net

The following donated their time for wineries:

- Brett Campbell, Falkner Winery (951) 676-8231
- Cori Cocoa, 41132 Promchard
- Drew Wigner, 41391 Kalmia St., Murrieta CA 92562 (951) 696-0660
- Nicole Helm, 37210 Glenoaks, Temecula CA 92592
- Stephen W. Ryder, Temecula 92592 (951) 303-1431 swryder@ameritech.net
- Steve Hagata
- Krista Chaich
- Jaime Punnton
- Steve Chapin, 36084 Summitville St., Temecula 92592 (760) 473-7704
steve@chapinfamilyvinyard
- Billy Bower



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- John Goldsmith, 33475 La Serena Way, Temecula 92591 (951) 200-1125 John @europavillage.com
- Carrie Penny (951) 491-6085
- Curtis Wade Kennedy
- Kelly Wyrick
- Atrej Mak
- Carsen Kelliher
- Alexander Taylor
- Duayne Webster

The following spoke for churches:

- Malissa Hathaway McKeith
- Robert Tyler (951) 600-2733
- Marie Galceran, 43700 Sage Rd., Aguanga 92536 (951) 767-1652
coyotejack7@aol.com
- Taige Ronan, 34180 Rancho Calif. Rd, Temecula 92591
- Susan Eyer-Anderson, 39201 San Ignacio Rd., Hemet 92544 (951) 767-2230
drsves@directv.net
- Chloe Gault, 2815 Cypress St., Hemet 92545 (951) 766-1409
live2ridehorsez98@gmail.com
- Alexandra Gault, 2815 Cypress St., Hemet 92545 (951) 766-1409
simplicityphoto96@gmail.com
- Shawn Bachor (951) 326-4794
- Rick Mann, 42370 Calle Capistrano, Temecula 92590 (951) 676-5303
rzmann@verizon.net
- Ed Andrade (951) 303-5400 eddieandrada@hotmail.com
- Nicole Martin, 221 N. Figueroa St., Ste. 1200, Los Angeles 90012 (213) 599-7768
nmartin@ibbslaw.com
- Patrice Lynes, 30700 San Pasqual Rd., Temecula 92501 (951) 699-9379
- John Kelliher, 29909 Corte Castille, Temecula 92591 (951) 538-2091
- Delores Bowers, 31718 Loma Linda Rd., Temecula 92592 (951) 695-0784
- Gene Bowers, 31718 Loma Linda Rd., Temecula 92592 (951) 695-0784
- Clark Van Wick, 34180 Rancho California Rd., Temecula 92591

The attended for churches but wished not speak:

- Austin R. Solis, 32655 Favara Dr., Temecula 92590 (951) 302-3149
- Mary Russell, 43939 Via Alhawa Dr., Temecula 92592 (951) 302-2274
- Cynthia Wright, 45910 Clubhouse Dr., Temecula 92592 (951) 694-8195



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- Diane Bell, 42000 Delmonte St., Temecula 92591 (951) 545-4309
bells216@roadrunner.com
- Mr. Bryant
- Ida L. Causley
- Richard Causey, 37498 Ardia Dr., Hemet 92544
- Samatha Potter (714) 501-7344
- Marty Nicholson Temecula 92592 (951) 219-5230 martynic99@aol.com
- Paolo Mesia, Murrieta 92563 (816) 878-7369 ravens10@hotmail.com
- Ana McIntire, 29184 Via Princessa, Murrieta 92563 (661) 618-0986
- Carl Kaempffe
- Maria Fowler, 27645 Commerce Center, Temecula 92590
marie@thespecialeventconnation.com
- Rich Fowler, 27645 Commerce Center, Temecula 92590
- Patricia Eikermann
- Pat Doria, 28955 Pujol St., Temecula 92590 (951) 695-9506 doriapat@aol.com
- Stephen Champagne, 31915 Rancho California Rd., 200-419, Temecula 92591 (951) 551-6299 stev.champagne10@gmail.com

The following donated their time for churches:

- Joann Burns, 28353 Corte Ocaso, Temecula 92592 (951) 506-0599
- Corinna Hobart, 42250 Martinez Dr., Sage 92544
- Diana Hobart, 42250 Martinez Dr., Sage 92544 (951) 907-9876
- Michael Naggar, 46450 Durango Dr., Temecula 92591 (951) 551-7730
- Maya Grasse
- George McAfee (951) 696-9562
- Karen McAfee, 39394 Oak Cliff, Temecula 92591 (951) 696-9562
- Cindy Greaver, 32869 Hupa Dr., Temecula 92592 (951) 303-0731
- Gilliam Greaver, Temecula 92592 (951) 346-1960
- Matt Howard, 45962 Corte Carmello, Temecula 92592 (951) 660-2533
howards22@msn.com
- Margaret Langworthy, Wildomar 92595 (951) 678-0854
- Samantha Andrade (951) 303-5400
- Robert Freman, 34795 The Farm Rd., Wildomar 92595 (951) 244-6096
- Carol Brown, 27147 Majello Ct., Temecula 92591 carolbrown@verizon.net
- Barbara Kopels, 39493 Cardiff Ave., Murrieta 92563 (702) 219-8748
- Caprice Bachor, 29208 Dandelion Way, Murrieta 92563 (951) 522-4531
caprice_87@msn.com
- Rose Izzo, 29120 Calle Cisne, Murrieta 92563 (951) 677-1169
- Karin Gault, 2815 Cypress St., Hemet 92545 (951) 766-1409
- Barb Price, Temecula 92591 (951) 764-7404 jbcprice@netzero.com
- Tami Botello, 37245 Delgado Way, Temecula 92592



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- Larry Enterline, Temecula 92592 (951) 837-7011 larry@cc65.net
- Wendy Tobin, 25269 Corte Mandarina, Murrieta 92563 (949) 230-9073
- Sylvia Milliman, Murrieta 92562 (951) 461-4484
- Judy Groll, 40446 Calle Lampara, Murrieta 92562 (951) 698-0045
- Susan Eyer-Anderson (951) 767-2230
- Seth Carter, 41070 Via del Toronjo, Temecula 92592 (951) 303-0075
- Wendell Clark
- Unknown, 31034 Camino Del Este, Temecula 92591 Victronis73@gmail.com
- Blaine Roberts, 41382 Via Con Dios, Temecula 92592 (951) 693-0414
- Helen Bogaty, 31310 Paris Ct., Winchester 92596 (951) 775-0119
inhislove.helen@gmail.com
- Lee Cooper, 33747 Spring Brook Cir, Temecula 92592 (951) 240-7521
cooperlena@verizon.net
- Teresa Dodson, 44750 Longfellow Ave, Temecula 92592 (951) 491-0161
ctdodson@verizon.net
- Kim Bourgeois, 32914 Charmes Ct., Temecula 92592 (951) 303-9326
mark.kim7@verizon.net
- Judy King, 39650 Camino Del Vino, Temecula 92592 (951) 699-4303
- Robert King, 39650 Camino Del Vino, Temecula 92592 (951) 699-4303
- Gail C. Carey, 31379 Inverness Ct., Temecula 92501 (951) 676-3419
tynietoys@verzion.net
- Ray Carey, 31379 Inverness Ct., Temecula 92501 (951) 676-3419
tynietoys@verzion.net
- Pam Barret, 29102 Providence Road, Temecula 92591 (951) 587-5425
dpbarret@gmail.com
- Frank Cacucciolo
- Judy Venn, PO Box 2421, Temecula 92590 (951) 506-9435
- Edward Venn, 26672 Camino Seco, Temecula 92590 (951) 506-9435
- Lawanda Baldwin, PO Box 2421, Temecula 92593 (951) 699-3919
- Pat Imbriate
- Sally Van Wick
- Juan Galvan Jr
- Mare Alberts
- Johnny Collins, 39645 Breezy Meadow, Murrieta 92563 (951) 240-5436
- Jane Sweeten, 3210 Vista Del Monte, Temecula 92591
- Ginger Bosonetta, 28955 Pujol St., Temecula 92590 (951) 541-4681
- Ernest Berkheimer
- Debra Odell, 35757 Murren Rd., Wildomar 92595



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- David Odell
- Mariilyn Stottlemeyer, 30312 Mondavi Circle, Murrieta 92563 (951) 294-0050
- Zulay Mann, 42370 Calle Capistrano, Temecula 92590 (951) 676-5303
rzmann@verizon.net
- James Pritchett, 35785 Rosedown Ln., Wildomar 92595
- Chris Krstevski, 43409 Corte Durazo, Temecula 92592 (951) 234-1713
chriskplnu@gmail.com
- Billy Rankin, Murrieta 92563

Called for churches, but no response:

- Jeremiah Workman, Wildomar 92550 (951) 285-9964
jeremiahworkman@rocketmail.com
- William Kennedy, 2392 University, Riverside 92507 (951) 784-8920
2.kennels@lseyrtdeshogight.com
- Robert C. Newman II, PhD, 29455 Live Oka Canyon, Redlands 92373 (909) 798-3644
info@newman4governor.org
- Susan Olson
- Sara Ellis, 40208 Odessa Dr., Temecula 92591 (951) 676-7052
sara.ellis1@verizon.net
- Susan Kist, 43502 Calla Carabana, Temecula 92592 (949) 370-6104
- Crystal Magon, Temecula (951) 500-0028
- Gary Eikermann, Fallbrook 92028 (760) 451-1808
- Paul Christman 28264 Corte Ocaso, Temecula 92592 (951) 533-1979
xcchristman@gmail.com
- Edgar Edwards, 31085 Avenida Del Reposo, Temecula 92591 (951) 693-3374

The following spoke on other items:

- Tina Barnes, 39615 Berenda Rd., Temecula 92591 (951) 676-2009
crowspassfarm@verizon.net (Ag)
- Oz Bratene (Trails)
- Terilee Hammett, Temecula 92592 (residential)
- Fred Bartz, 33850 Sattui St., Temecula 92592 (951) 302-3401
fjbartz@verixon.net (residential)
- George Johnson for Lynn Mattocks (equestrian)
- Pat Ommert for RCHA (equestrian)
- Dennis McGregor, PO Box 894108, Temecula 92589 (951) 551-4207
macsgarden2004@yahoo.com (sewers)

The following donated their time for other items:

- Olivia Papa, 36628 Monte De Oro Rd., Temecula 92592 (951) 676-3995
- Anthony Papa, 36628 Monte De Oro Rd., Temecula 92592 (951) 676-3995



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- Erin Kinney
- Elisa Niederecker, PO Box 890337
- Ellen Christensen, 39533 Calle Anita, Temecula 92592 (951) 506-0283
danishelen@earthlink.net

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

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

VI. CD

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

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

September 26, 2012
Planning Commission Public Hearing

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

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

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

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

PUBLIC TESTIMONY AND ISSUES DISCUSSED DURING FIRST TWO PUBLIC HEARINGS:

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

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

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

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

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

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

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

RECOMMENDATION:

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



**PLANNING COMMISSION
SEPTEMBER 26, 2012**

I. AGENDA ITEM 3.1

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

II. PROJECT DESCRIPTION:

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

Continued from July 25, 2012 and August 22, 2012.

(Public Hearing Closed to Further Public Testimony)

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner: Frank Coyle, Planning Deputy Director

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

By a vote of 4-0:

CONTINUED FOR 60 DAYS to December 5, 2012, with no discussion to further evaluate options.

VI. CD

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

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

December 5, 2012
Planning Commission Public Hearing

Agenda Item: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Planning Commission: December 5, 2012
Continued From: July 25, 2012, August 22, 2012, and September 26, 2012

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT BACKGROUND:

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

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

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

PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, and September 26, 2012. At the first two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It was staff's understanding that the Commission did not feel comfortable moving forward with a recommendation to the Board of Supervisors on the Project due to the amount of public testimony to include churches and

private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require the circulation of the revised PEIR No. 524.

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

AD HOC SUBCOMMITTEE MEETINGS:

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. At the Planning Commission hearing held on September 26, 2012, Staff requested additional time to evaluate the options discussed during the subcommittee meetings. Thus, the Planning Commission continued the Project to December 5, 2012 to allow additional time to evaluate project options, scopes of services, fee schedules and time frames. Since the September 26, 2012 Planning Commission hearing, staff has evaluated three potential options.

PRELIMINARY PROJECT ASSUMPTIONS:

The following preliminary assumptions are anticipated if the Commission chooses to revise the Project and associated PEIR No. 524:

Preliminary Assumptions for Churches, temples and other places of religious worship (Churches):

- The use of Churches is *similar* in characteristics as a special occasion facility within the Project area; therefore, the minimum development standards that apply to a "Winery with Special Occasion Facility" would apply to Churches. This includes, but not limited to, minimum of 20 acres, 75% planting of vines, noise study and setbacks requirements.

The Project assumes "Winery with Special Occasion Facilities" to only occur in the Winery District areas designated within the Project boundary. Thus, churches would only be assumed to potentially occur in the Wine Country-Winery District. Special Occasion Facilities are not permitted as a primary or a secondary use in the Wine Country-Residential District and are permitted only secondary to a commercial equestrian establishment with a minimum of 100 acres in the Wine Country-Equestrian District.

Preliminary Assumptions for Private Schools:

- Private schools are defined by the California Department of Education as “a school that is owned or operated by a private person, firm, association, organization, or corporation, rather than by a public agency”. The site locations for private schools are not subject to State Education Code; but the structural integrity of the building is subject to the Private Schools Building Safety Act of 1986 (Education Code Section 17320-17336);
- To ensure private schools are aesthetically similar in characteristics with the surrounding uses, the following development standards that applies to a winery with a special occasion facility would apply to private schools: 20 acres minimum lot size, 75% planting of vines and set-back requirements;
- To protect the safety and welfare of the private school's student body and staff additional analysis on hazardous material, air quality and agriculture pesticides use will be necessary;
- The public services analysis for the current Project finds that the surrounding schools have the capacity to serve the Wine Country area. Thus, the revised technical studies will assume no more than two private schools to potentially occur within the Project Boundary.

Preliminary General Assumptions:

- The revised PEIR No. 524 would analyze two sites that would include combined Churches and private schools, two sites that would only include Churches and two sites that would only include private schools for a total of six sites within the Wine Country-Winery Zone.
- The findings of the revised PEIR No. 524 may lead to additional policies, development standards and mitigation measures to address the potential environmental impacts from Churches and private schools.

Additionally, the following general scope of work for the revised PEIR No. 524 is anticipated:

GENERAL SCOPE OF WORK TO REVISE THE PEIR No. 524:

Task 1: Secure funding and revise contract agreements with the following consulting firms:

- RBF Consulting;
- PCR Services Corporation;
- Fehrs & Peers; and
- Best Best & Krieger LLP

Task 1.1: Project initiation and research: Formalize land use assumptions for Churches and private schools;

Task 2: Revise technical studies based on updated land use assumptions, as well as, to address other issues presented during the first two public hearings. This includes, but is not limited to, revisions to the traffic, noise, air quality, noise, and water quality studies.

Task 3: Based on the revised technical studies and public testimony, revise various sections of the Draft PEIR No. 524 which may include, but is not limited to, agricultural and forestry resources, air quality, greenhouse gases, land use, noise, traffic and circulation, mitigation measures and the project description;

Task 4: Public review period for Draft PEIR No. 524. This task would include coordination to circulate the revised PEIR No. 524 for public comments.

Task 5: Prepare Response to Comments. This task would include response preparation and coordination with the environmental consultant, sub consultants, the County and legal support to adequately address comments received on the revised PEIR No. 524.

Task 6: Project management, coordination and team meetings (10).

Task 6.1: Public Hearings: Planning Commission (3) and Board of Supervisor (2). This task would include attendance of the consultant team, the County, and legal support at two Planning Commission and Board of Supervisors hearings.

Task 7: Prepare Final PEIR No. 524. This task includes the preparation and review of the Final PEIR No. 524.

Task 8: Public review period for Final PEIR No. 524. This task would include coordination to distribute the final document to those who submitted comments on the draft document (Task 4).

CONTRACT STATUS:

The total allocated amount for the period of FY 2008-2013 is \$1,498,073 for the preparation of the Community Plan and the PEIR No. 524.

EIR Consultant

The total allocated amount for the preparation of the PEIR No. 524 is \$296,346 for the EIR Consultant. At this time, there is only \$1,880 remaining in the allocated budget for the completion of the document.

County Staff, County Counsel, and Sub Consultants

The total allocated amount for the preparation of the PEIR No. 524 and the Community Plan is \$1,201,727. Up to the September 26, 2012 Planning Commission hearing, \$1,144,605 has been spent on the Project, including the PEIR No. 524. At this time, there is only \$57,122 remaining in the budget to complete the Project.

OPTIONS:

Option No. 1 - Full PEIR Revision, Churches and Private Schools (Two Combined Churches/Private Schools, Two Separate Churches and Two Separate Private Schools):

This option would involve revisions to General Plan Amendment No. 1077 and Ordinance Amendment No. 348.4729 to add Churches and private schools, as conditionally permitted uses in the Project. Private schools are included in this option due to numerous public requests to include this type of use in the Project. Since the development scenario described in the Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple Churches or private schools in this region, additional analyses and circulation of the revised PEIR No. 524 will be necessary.

This option includes updating the following existing studies within the PEIR No. 524 prepared by the EIR consultant and sub consultants: traffic, air quality, greenhouse gases, noise and water quality. This all inclusive approach will disclose potential environmental impacts of adding Churches and private schools as allowable uses in the Project; and, thereby, provide necessary information to the recommending body and subsequently the Board of Supervisors when they are considering whether to include such uses in the Project; and if allowed under what conditions.

Estimated Cost and Schedule

The total cost to complete the revision of PEIR No. 524 for this option is \$575,000. This would include \$222,000 for the County (Planning, Transportation, and GIS/RCIT), \$155,000 for legal services (County Counsel and Best Best & Krieger), and \$198,000 for the EIR Consultant (RBF Consulting) and sub consultants (PCR Services Corporation and Fehrs and Peers).

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$65,000
Task 3: Revise Draft PEIR No. 524:	\$150,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$90,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$65,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$30,000</u>

Estimated Total: \$575,000

Funding sources for Task 1 of this option has not been identified at this time. Once identified and secured, contract amendments with the EIR consultants will be presented to the Board for consideration and action. The revised Project and associated PEIR No. 524 is anticipated to be completed in approximately 9 months after funding is secured and the contract amendments are approved by the Board. Timing includes three months to complete the technical studies and the

revised Draft PEIR No. 524; two months for the public review period; two months to prepare and complete the response to comments; and finally, two months for the public hearings.

In the meantime, land use applications within the Project boundary will continue to be processed under the County's existing General Plan and Zoning Ordinance.

Option No. 2- Consider the Project After Final Decision on the Proposed Calvary Church Proposed Project.

At this time, Calvary Church has submitted an application to amend the current C/V zoning classification to add Churches and private schools as conditionally permitted uses. The application is currently being processed by the County and, at this time, is not before the Planning Commission for consideration. The Calvary Church's proposed project will undergo its own environmental analysis and public hearings before the appropriate decision-makers.

In this option, Calvary Church's proposed project would be processed by the County and the Project would be continued off calendar until Calvary Church's proposed project is considered and acted upon by the Board of Supervisors. The estimated time to process Calvary Church's proposed project and associated environmental documents is approximately six months.

Estimated Cost and Schedule

Since the environmental documents for Calvary Church's proposed project would be studying Churches and private schools in the current C/V zoning classification, the County may be able to use some of the documents for its revised PEIR No. 524. This may help reduce the overall cost to revise PEIR No. 524. However, circulation of the revised PEIR No. 524 would still be required. Therefore, the scope of services would be similar to Option No. 1. The schedule to complete this option would be approximately six months after Calvary Church's proposed project is acted upon by the Board of Supervisors. The County will identify and secure funding while Calvary Church's proposed project is being processed; one month to revise PEIR No. 524; two months for the re-circulation period; two months for the completion of the response to comments; and two months for the public hearings. The cost to complete this option is approximately \$450,000. This includes approximately \$175,000 for the EIR Consultant; \$180,000 for the County; and \$95,000 for legal support.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$15,000
Task 3: Revise Draft PEIR No. 524:	\$100,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$80,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$55,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>

Estimated Total: \$450,000

Option No. 3 – Proceed with Original Project Proposal

Based on the costs associated with Options Nos. 1 and 2 and the potential challenges with securing funding for the revised PEIR No. 524, this option would consist of the original Project proposal as presented at the July 25, 2012 and August 22, 2012 Planning Commission hearings which does not include the inclusion of Churches and private schools within the Project description.

Under this option, the Planning Commission may consider removing the property owned by Calvary Church from the Project's boundaries. If removed, Calvary Church's property would maintain its existing land use designation and zoning classification. A text amendment to Ordinance No. 348 would still be needed to allow Churches and private schools as conditionally permitted uses in the C/V zoning classification.

Estimated Cost and Schedule

The cost to complete this option is approximately \$90,000. This includes approximately \$50,000 for the EIR Consultant and \$40,000 for the County. As previously mentioned, the EIR Consultant has exhausted the original budget and augment of \$296,346. In addition, the County only has \$57,122 remaining in the County's budget. Thus, a budget augment would need to be prepared by the EIR Consultant as well as the County. This augment is based on the additional research and analysis needed to address issues raised at the previous public hearings and the additional Planning Commission hearings which were all outside of the original contract. The estimated time of completion is 3 months.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	NA
Task 2: Revise and Review Technical Studies:	NA
Task 3: Revise Draft PEIR No. 524:	NA
Task 4: Public Review Period and Coordination:	NA
Task 5: Prepare Response to Comments:	NA
Task 6: Team Meetings (5) and Public Hearings (3):	\$50,000
Task 7: Prepare Final PEIR No. 524:	\$15,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
Estimated Total:	\$90,000

RECOMMENDATION:

1. THAT THE PLANNING COMMISSION EVALUATE AND SELECT AN OPTION; AND
2. DIRECT PLANNING STAFF TO PROCEED FORWARD WITH THE SELECTED OPTION AND CONTINUE OFF CALENDAR.



**PLANNING COMMISSION
MINUTE ORDER DECEMBER 5, 2012**

I. AGENDA ITEM 3.2: GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524. The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake. (Legislative)

II. PROJECT DESCRIPTION:

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524).

Public Hearing was closed to Further Public Testimony

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Deputy Director: Frank Coyle at (951) 955-6907 or email fcoble@rctlma.org and

Assistant Chief Executive Officer: George Johnson at (951) 955-1110 or email gajohnson@rceo.org

Public Hearing Closed to Further Public Testimony.

IV. CONTROVERSIAL ISSUES:

Yes, options to proceed with PEIR No. 524, residential lot size, requirement of 50% of wine sold on-site, churches and schools.

V. PLANNING COMMISSION ACTION:

Motion by Chairman Petty, 2nd by Commissioner Zuppardo and a vote of 4-1 (Commissioner Roth voted nay) to:

Instructed Planning Staff to **PROCEED USING OPTION 3:** and

Motion by Chairman Snell, 2nd by Commissioner Petty and a vote of 5-0 to:

CONTINUE all other outstanding issues to the December 19, 2012 hearing in Riverside.

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

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

December 19, 2012
Planning Commission Public Hearing

Agenda Item: 3.5
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Planning Commission: December 19, 2012
Continued From: July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

WINE COUNTRY COMMUNITY PLAN

PROJECT DESCRIPTION:

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

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

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

PUBLIC HEARINGS:

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012.

The majority of the public testimony received for the first two hearings focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. Thus, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description. The Commission also directed

staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524.

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. Staff requested and was granted additional time to evaluate project options during the September 25, 2012 Planning Commission hearing.

The following three options were presented before the Planning Commission at the December 5, 2012 public hearing:

Option No. 1 – Revise PEIR to analyze the inclusion of Churches and Private Schools

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

Option No.3 – Proceed with Original Project Proposal and exclude the Calvary Church properties from the Project boundary

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

OUTSTANDING PROJECT PROPOSAL ISSUES:

During the community outreach efforts, County staff discussed a series of land use policy issues and different land use scenarios for the Project area's various sub-regions with the stakeholders. Although County staff has been successful in resolving many of the issues associated with the Project proposal, staff has highlighted the following outstanding issues that were raised during the first two public hearings:

1. Land Use Policies
2. Boundary Modifications
3. Public Testimony
4. Commissioner Roth's Comments
5. Program Environmental Impact Report No. 524 Errata Summary
6. Other Items

1. LAND USE POLICIES

The following policy issues have been raised by Project stakeholders during the outreach efforts, and through the draft PEIR comment letters, which County staff wants to bring to the Commission for consideration and recommendation:

- A. To allow small-scale "Production Winery" through a plot plan procedure on less than 10 acres:

- This policy suggestion would allow property-owners of smaller parcels to crush grapes and produce wine. A production winery would only be used to crush grapes, produce wine and for distribution purposes with no incidental commercial uses.
- This use is similar to the processing and packing of fruits that is currently permitted in all agricultural zones.
- Specific guidance is needed to ensure development of production wineries are scaled appropriately;

Staff recommends deleting the current proposed Winery definition and including definitions for production winery and commercial winery, as follows:

- Under Section 14.91 (Definitions):

PRODUCTION WINERY. An agricultural facility solely designed and used to crush, ferment and process grapes into wine. The facility may also bottle and distribute such wine. The facility does not operate any appurtenant or incidental uses.

COMMERCIAL WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine. Such facility may operate appurtenant and incidental commercial uses such as wine sampling rooms, retail wine sales, gift sale, delicatessens, restaurants, lodging facilities and special occasion facilities.

~~*WINERY. An agricultural facility designed and used to crush, ferment, and process grapes into wine.*~~

Staff also recommends adding Production Winery and Commercial Winery as permitted uses with a plot plan along with development standards, as follows:

- Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following:

Production Winery only in conjunction with an established on-site vineyard and a parcel size of less than ten (10) gross acres.

- Under Section 14.96 (Development Standards) add Production Winery Development Standards Section as the following:

Production Winery Standards. In addition to the General Standards, the following standards shall apply to all production wineries in the WC zones:

- (1) The minimum lot size shall be five (5) gross acres.*
- (2) The production winery shall be less than 1,500 square feet in size.*
- (3) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.*

B. To allow a wine sampling room with a production winery:

- This policy suggestion would allow a wine sampling room with the aforementioned production winery on less than 10 acres.
- Production wineries would be permitted on a minimum of 5 acres; The facility may not be able to accommodate commercial and/or promotional events associated with a wine sampling room;

Staff recommends not allowing a wine sampling room with production winery to keep impacts associated with land use, noise and traffic to a minimum since a production winery is permitted on a minimum of 5 acres.

C. To allow for cooperative wine sampling rooms:

- This policy suggestion would allow for cooperative wine sampling rooms within the Project area. A cooperative wine sampling room would offer the sampling of different wines produced by various wineries.
- Cooperative wine sampling rooms are more compatible with urban settings and would not further the objectives of the Wine Country Community Plan to protect and enhance the Community's rural lifestyle.

Staff recommends not including cooperative wine sampling rooms in the Project.

D. To ensure winery operation prior to allowing operation of the incidental commercial uses:

- This policy suggestion would require that a winery is operational prior to allowing any operations of the incidental commercial uses such as wine sampling rooms, retail wine sales, special occasion facilities, etc. This request was made to ensure the winery is the primary focus over any incidental commercial uses;

Staff recommends including provisions to ensure the winery facility is constructed or operational prior to the operation of any incidental commercial uses, as follows:

- Under Section 14.96 – Commercial Winery Development Standards add the following:

The commercial winery facility shall be constructed prior to issuance of the building permit for any incidental commercial uses.

or

The commercial winery facility shall be operational prior to issuance of certificate of occupancy for any incidental commercial uses.

or

- Include the requirement as condition of approval for implementing projects with incidental commercial uses.

Staff recommends including this provision as a standard condition of approval since the policy as proposed is not a typical development standard.

E. To ensure onsite wine production:

- This policy suggestion would create a production quota to ensure wine production as the primary use and to eliminate potential "bottle-shop" establishments.
- A provision for production quota would be difficult for the Planning and Code Enforcement Department to enforce and manage. Additionally, the County through its Planning Department regulates land uses. How much wine a winery produces is a business practice.
- Additionally, a production quota may place undue burden for wineries that are facing economic hardship.
- Suggested approach was to double the production capacity size. In 2004, as part of the Citrus Vineyard Policy Area amendment process it was determined that 7.5 acres vineyard can be derived from 3,500 gallons. Thus, a winery on 20 acres should at least have the capacity to produce 7,000 gallons; and a winery on 40 acres should have the capacity to produce 14,000 gallons.
- A request to include a provision to ensure 50% of wine sold onsite is produced onsite to prevent bottle-shop establishments was suggested during the public hearing process. The term bottle-shop is used to describe establishments that order processed wine bottles and sold as though it was produced onsite.
- The State requires per the California Business and Professional Code Section 23358 (c) a winegrower to "actually produce on his or her licensed premises by conversion of grapes, berries, or other fruit, into wine, not less than 50 percent of all wines sold to consumers on his or her licensed premise or premises and any licensed branch premise or premises".
- Staff has contacted the State's Alcohol Beverage Control to discuss enforcement of the 50% requirement. The enforcement of this provision is complaint driven and is investigated by the Trade Enforcement Unit. The Trade Enforcement Unit will work with the winery to determine if 50% of all wine sold was produced on premise. The first few offenses may result in a fine or suspension of the 02 Winegrowers license; repeated offenses will result in its revocation.

Staff recommends adding language to the Winery development standards to increase the production capacity for wineries with a lodging facility, as follows;

- Under Section 14.96d – add the following Winery Development Standards:

A Commercial Winery in conjunction with a lodging facility on less than forty (40) acres shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least 7,000 gallons of wine annually.

A Commercial Winery in conjunction with a lodging facility on forty (40) acres or more shall be a minimum of fifteen hundred (1,500) square feet and shall have the capacity to produce at least fourteen thousand (14,000) gallons of wine annually.

Staff recommends adding language to the Winery development standards to ensure 50% of the wine sold are produced on the premise as required by the California Business and Professional Code;

A Commercial Winery shall have valid applicable permits from the California Department of Alcoholic Beverage Control. A Winery with a wine sampling room shall produce at least fifty percent of the wine sold as required by the 02 Winegrowers License and California Business and Professional Code Section 23358 (c).

F. To ensure that wineries utilize 75% locally grown grapes:

- This policy suggestion would add language in the proposed zones that would ensure better enforcement of the 75% locally grown grapes provision. This provision is intended to promote and strengthen credibility of the Temecula Valley Viticultural Area brand and region.
- Provisions for the 75% locally grown grapes were included in the Citrus Vineyard Policy Area and the C/V zoning classification; however, a mechanism to enforce this provision was not developed.
- A suggested approach is to require a winery to submit their *Grape Crush and Purchase Inquiry Report* to the County's Agricultural Commissioner for review.
 - Every processor who crushes grapes in California is required by California Food and Agricultural Code Section 55601.5 to submit a *Grape Crush and Purchase Inquiry Report* to the Secretary of the Department of Food and Agriculture on a yearly basis.
 - Due to the sensitive nature of the *Grape Crush and Purchase Inquiry Report* and the purpose 75% locally grown grapes provision, the County's Agricultural Commissioner would only use this report to verify the grape's origin and tons of grapes crushed; this report will not be made available to the public.

Staff recommends as a standard condition of approval for each winery facility to submit the *Grape Crush and Purchase Inquiry Report* to the Agricultural Commissioner on a yearly basis.

G. To limit the exemption from the use of 75% locally grown grapes to three years:

- This policy suggestion would eliminate the 2-year time extension provision to encourage the use of locally grown grapes. Currently, a new winery may request a three year exemptions from the use of 75% locally grown grapes. This provision allows adequate time for wineries to establish their vineyards or purchase other locally grown grapes to produce wines.
- The proposed community plan also allows exemption from this provision in the event of an Agricultural Emergency.

Staff recommends eliminating the extra time exemption from the proposed zoning ordinance, as follows;

- Under Section 14.96 – Winery Development Standards delete the following:

An exemption from this requirement may be requested for the first three years from the building permit's effective date. ~~After the issuance of the certificate of occupancy, such exemption may only be extended twice for a one year duration, for a total exemption period not to exceed five years.~~

H. To allow limited wine-club events with a commercial winery on 10 acres or larger:

- This policy suggestion would allow a limited number of wine-club member events with a commercial winery (approved through a plot plan) on 10 acres or larger. This is a common business practice for wineries to promote their wines to wine-club members.
- Under the current proposed policies and development standards, special occasion facilities incidental to wineries are permitted on a minimum of 20 acres or larger; which limits small wineries from holding wine-club events.
- It is staff's position that the allowance of wine-club events for commercial wineries should be determined on a case by case basis. The determination will be based on the project conditions and location to other residential areas.

Staff recommends adding provisions under for the Commercial Wineries with a minimum of 10 acres.

- Under Section 14.92 and 14.93 (Wine Country – Winery and Winery Existing Zoning Classifications), uses permitted with Plot Plan add the following underlined language:

Commercial Winery, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres. Up to four (4) wine-club events per year, not to exceed 100 members, may be considered with a commercial winery. Actual number of events will be determined on a case by case basis.

I. To allow more than 5 guests/acre for the special occasion facility:

- This suggestion would eliminate a development standard for the special occasion facilities that would allow a maximum of 5 guests per acre. The determination of maximum guest per acre will then be made on a case by case basis.
- The proposed standard of 5 guest/acre would place undue burden on wineries with special occasion facilities that are not surrounded by residential unit or that can accommodate more provided the impacts are mitigated. All special occasion facilities with an outdoor venue will still need to submit an acoustical noise study.

It is staff's position that the maximum number of guests/acre for special occasions should be determined on a case-by-case basis. Staff recommends deleting the maximum number of guest/acre from the Special Occasion Facilities Development Standards as follows:

- Under Section 14.96 – Special Occasion Facilities Development Standards delete the following:

A maximum of five (5) guests per gross acre shall be permitted for a special occasion facility.

J. To decrease the maximum building height of all commercial uses to 40':

- This policy suggestion would decrease the maximum building height to 40' to decrease visual impact of a large commercial establishment. The maximum height for a winery and resort is 50', for all other commercial uses it is 30' (40' if terraced).

Staff recommends the maximum height for wineries and resorts be 40' and consider 50' for architectural elements only to minimize visual impact. Staff recommends the following development standards for winery and lodging facility (resort):

- Under Section 14.96 – make the following changes in Winery Development Standards:

No building or structure shall exceed ~~be~~ forty feet (40'), ~~fifty feet (50') in height~~ except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two.

- Under Section 14.96 – make the following changes in Lodging Facility Development Standards:

No building or structure for a Resort shall exceed forty feet (40'), except where the project design incorporates terraced lots, then the maximum height shall be fifty feet (50') when measured from the lowest finished floor level. The maximum number of building stories is two. ~~Resorts shall be a maximum of three stories high and shall not exceed fifty feet (50') in height.~~

K. To require 300' setback for all commercial uses along major roads:

- This policy suggestion would require a 300' setback for wineries, special occasion facilities, restaurants, and lodging facilities. This request was made to establish a consistent development standard for all commercial uses.
- The minimum setback proposed for wineries, restaurants and lodging facilities along a major road is 100'. The minimum setback requirement for a special occasion facility is 300'.
- The proposed setback provides flexibility for wineries to achieve the 75% planting requirement as well as to address potential issues associated with the proposed incidental commercial uses. Given that this is a minimum standard, additional setbacks may be required to address impacts to neighboring residential units.

Staff does not recommend changes to the proposed minimum setbacks for commercial uses.

L. To reduce the minimum setback for residential development along major roads:

- This policy suggestion would reduce the minimum setback requirements for residential development from 300' to 100' along all major roads.
- The minimum setback requirement of 300' along all major roads was carried over from the C/V zoning requirement. The intent is to minimize impacts associated with traffic to new residential developments. Concern has been expressed that the setback requirement may make it difficult to develop certain parcels.

Therefore, staff recommends adding the following exception to the Residential Development Standards:

- Under Section 14.96 – add the following provision for the minimum setback requirement for residential development:

The minimum three hundred feet (300') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such event, the minimum fifty feet (50') setback requirement shall apply to the lot.

M. To increase the minimum lot size for residential units from 10 acres to 20 acres within the Winery District:

- This policy suggestion would increase the minimum lot size for residential units from 10 acres to 20 acres to further reduce land use conflicts between residential and commercial uses.

Staff also recommends the following changes to the Residential Development Standards:

- Under Section 14.96 – make the following changes in Residential Development Standards:

~~One (1) dwelling unit shall be allowed for every ten (10) gross acres in the WC-W, WC-WE and WC-E Zones.~~

The minimum lot size shall be ten (10) gross acres in the in the WC-E Zone.

The minimum lot size shall be twenty (20) gross acres in the in the WC-W and WC-WE Zones.

N. To prohibit outdoor amplified music or outdoor events:

- This policy suggestion would eliminate all outdoor events associated with a special occasion facility.
- Through the proposed community plan, all special occasion facilities must conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

Staff recommends determining the appropriateness of an outdoor facility on a case by case basis.

O. To increase the numbers of animals allowed in the Winery District and allow for hobby farm type of establishments:

- The existing equestrian and agricultural uses associated with “hobby farms” may continue operations if they are in compliance with the parcels’ existing zoning classification.
- For the Wine-Country Winery and Winery Existing zones, Wine Country Advisory Committee was supportive of the proposal to reduce allowable number of animals for future uses to 2 animals per acre.
- Land uses conflicts may arise in the future if additional commercial equestrian uses are allowed in the Winery District.

Staff recommends keeping the allowable number of animals per acre to 2 animals/acre in the Wine Country-Winery Zone. The existing agricultural programs, including animal breeding and 4-H farm projects may continue under the proposed Wine Country-Winery Zone.

2. BOUNDARY MODIFICATION REQUESTS

Staff has received requests from project stakeholders during the course of the community outreach and Planning Commission hearings that have expressed their desire to:

- A. Be added to or removed from the Project boundary; or
- B. Be considered for a different district of the Policy Area, than the current Project proposal.

Staff presented these requests to the Planning Commission during the July 25, 2012 public hearing. Since then, staff received additional boundary modification requests. For this staff report, the new requests have been added and the requests are reorganized based on two categories described above. Thus, the group letters are not the same as those presented during the July 25, 2012 public hearing. Please refer to Attachment A: Boundary Modification Requests to see where each Group is located.

The Project was developed to create an area within the Temecula Valley region with the purpose of preserving and enhancing viticulture potential within that area. The four objectives of the Project are the following: 1) to preserve and enhance viticulture potential, rural lifestyle and equestrian activities; 2) to continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations; 3) to coordinate growth in a manner that avoids future land use conflicts; and 4) to ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth. The Project creates four unique zoning classifications to achieve the Project's purpose and objectives.

After receiving public testimony, both written and verbal, approximately 112 parcels are recommended for removal from the Project's boundaries (Groups A-E). The resulting boundary is shown in Attachment B: County Preferred Boundary Modification. Removal of these parcels will not hinder the Project's purpose of preserving and enhancing viticulture potential within the unique Temecula Valley region. Additionally, removing the parcels will assist in achieving the Project's objectives, including to avoid land use conflicts.

The parcels being removed are located primarily along the outer boundary of the Project and total approximately 900 acres. Approximately 18,000 acres will remain within the Project's boundaries. These 18,000 acres creates a large area within the unique Temecula Valley region that will preserve and enhance viticulture in that region.

Approval of the Project itself will not change the zoning classifications on the individual parcels within the Project's boundaries. As a result, the parcels within the boundaries and outside the boundaries will maintain their existing zoning classifications. The zoning classifications for parcels within the Project's boundaries will change when the property owner applies for a discretionary land use permit. The removed parcels will maintain their existing zoning classifications, which allow additional land uses than in the four new zoning classifications.

A summary of each group's justification and staff's recommendations are provided in the tables below.

- A. Be added to or removed from the Project boundary:

Staff recommends approving the following request for exclusion from the Project boundary:

Group	Request Justification	Staff Recommendation
Group A (located along the De Portola Road; near De Portola and Mesa Road intersection; 644.78 acres)	Parcels identified in the original request are associated with General Plan Amendment No. 1000 to amend the Rural Foundation Component to Agriculture Foundation Component; in addition to the original letter the adjacent property land-owner also requests exclusion from the project boundary.	Due to steep topography and MSCHP potential, staff recommends removal of this group from the Project boundary and adjusting the eastern boundary to De Portola Road.
Group B (located along north of Hwy 79; near Hwy 79 and Anza Road intersection; 265.38 acres)	This area is currently designated for community development and urban uses; thus, the land-owners request exclusion from the project boundary.	Due to existing and designated urban/suburban type of uses within Group B, staff recommends removal from the Project boundary.
Group C (located east of Rancho California Road and Calle Contendo intersection; 30.19 acres)	On December 05, 2012, Planning Commission recommended Option No. 3 by a vote of 4-1 (Roth dissented) to allow the Wine Country Community Plan to proceed forward and exclude the Church properties from the Project boundary.	Staff recommends removal of Group C from the Project boundary.
Group D (located on the northeast corner of the Rancho California Rd. and Butterfield Stage Road; 1.38 acres)	The land-owner requests exclusion from the Project boundary in order to establish an information center for Wine Country.	This parcel is ideally situated for a Tourist Information Center or Park and Ride Facility at the entrance of the Temecula Valley Wine Country. The proposed zones do not allow for such uses. Therefore, staff recommends exclusion of the parcel from the Project boundary.
Group E (located north of Vista Del Monte and Mize Way; 40 acres)	Land-owners would like to subdivide their property into 2.5 acre lots and has no desire to establish a winery or utilize the proposed zones in the future; also Vista Del Monte is a dirt road and is dangerous with water runoff and septic issue.	Currently, this group land use designation is Rural Community-Estate Density Residential, which would allow these land-owners to subdivide their properties into 2.5 acre parcels per their desire. Due to their location at the edge of the proposed Policy Area, staff recommends supporting exclusion from the proposed Project boundary.

Staff recommends denying the following requests for exclusion from the Project boundary:

Group	Reason for request	Staff recommendation
Group F (located along Madera de Playa; 654.26 acres)	The majority of the parcels within this group are less than 5 acres; the small lot sizes will prevent winery/resort establishments thus the land-owners request exemption from the Project boundary.	Wine Country-Residential Zone will restrict incompatible commercial uses allowed under the R-R and R-A zones that may conflict with existing residential uses; therefore, staff recommends keeping this area within the Project boundary.
Group G (located south of Hwy-79; 486 acres)	Some of the land-owners have requested removal from the Project boundary; while others have requested different Wine Country Districts.	This area serves as the southern entrance to Wine Country. Staff recommends a combination of three districts to reflect landowners' preference in light of the Community Plan objectives (Please refer to Attachment C: Staff Recommended Wine Country Boundary Area South of Hwy-79). This option is supported by the neighboring Morgan Hills Community.
Group H (located along Camino Arroyo Seco; 107.44 acres)	<p>The land-owner would like to retain the properties' existing land use designation and zoning classification. The land-owner is concerned that the Community Plan adoption will result in down-zoning of his property along Arroyo Seco Road.</p> <p>The land-owner also proposes a land use overlay option for the Planning Commission consideration. The "Estate Density Residential-Winery Overlay" would allow for future subdivision that reflects the current land use and zoning classifications, as well as to allow the option to elect uses prescribed by the Wine Country-Winery Zone.</p>	This group of approximately 107 acres and has the potential to support future wineries and incidental commercial uses and is surrounded by existing wineries. Per this request, should the County allow smaller lot residential subdivisions for this group, it may result in creating future land use conflicts in and around this group. This group is not located along the edge of Project boundary. Therefore this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from Project boundary.

Group	Reason for request	Staff recommendation
Group I (located northeast of Anza Rd. and Avenida Pacifico; 7.12 acres;	The land-owner would like to retain the ability to subdivide the property under the existing land use designation of Rural Community-Estate Density Residential.	The properties are not located along the edge of the Project boundary. Future subdivisions of lots smaller than 5 acre are discouraged through the Community Plan. Thus, this request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the proposed Project boundary.
Group J (located north of Grande Road and Rio Road; 10.76 acres)	The land-owner would like to split his parcel in the future to build a single family home on one lot and provide a tractor service on the other. He believes the plan unnecessarily restricts existing enterprises located in the residential areas; uses such as churches, schools, orphanages, tack and feed shops, and community markets. He also requests excluding areas where "Habitat Preservation" already exists from the Wine Country Community Plan.	The parcel's existing land use designation is Rural Mountainous, which allows for one dwelling unit per 10 acres. Furthermore, the current general plan policy also prevents commercial establishments within the Rural and Rural Community foundation components. This request does not meet an objective of the Community Plan and staff recommends denying this request for exclusion from the Project boundary.

Staff recommends denying the following requests for inclusion into the Project boundary:

Group	Reason for request	Staff recommendation
Group K (located along Vino Way, east of Vino Way and Vista del Monte Road intersection; 4.87 acres)	The land-owner would like to establish a bed and breakfast on this property in the future.	Currently, the property is not within the Citrus Vineyard Policy Area or zoned C/V zone. The request would also extend the project footprint greater than what was considered for the PEIR No. 524. Therefore, this request does not meet any objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Policy Area or Winery District thereof.

Group	Reason for request	Staff recommendation
Group L (located west of Crabtree Lane and Green Meadow Road intersection; 24.86 acres)	The land-owner would like to establish a winery with incidental commercial uses in the future; His property is approximately 4.8 acres; He has indicated that his neighbors would support this endeavor and are willing to combine the parcels to gain the necessary 20 acre minimum.	Currently, the property is not within the Citrus Vineyard Policy Area or C/V zone. The request would also extend the project foot-print greater than what was considered for the PEIR No. 524. Therefore, this request does not meet any project objectives and staff recommends denying this request for inclusion in the Project boundary.

B. Be considered for a different district of the Policy Area, than the current Project proposal:

Staff recommends approving the following request for a different Wine Country district within the Project boundary:

Group	Reason for request	Staff recommendation
Group M (located northeast corner of Pauba Road and De Portola Road; 23.38 acres)	The owner of Atwood Estate Vineyard will potentially move their winery operation to this location in the future and requests inclusion in the Winery District. The property is located adjacent to an existing winery (Keyways Winery).	This property and the property directly west are within the Citrus Vineyard Policy Area and C/V zone, therefore, staff recommends inclusion in the proposed Winery District.

Staff recommends denying the following request for a different Wine Country district within the Project boundary:

Group	Reason for request	Staff recommendation
Group N (located north of Hwy 79, northwest of Hwy 79 and Anza Road intersection; 25.4 acres)	The land-owner has two contiguous parcels split between two districts (Winery and Equestrian Districts), which will pose a challenge for the owner if he wants to develop it as a winery. His request is for inclusion in the Winery District.	These properties are adjacent to Group F, which staff is recommending removal from the Project Boundary. This group is contiguous to the Equestrian District; Therefore, Staff recommends Equestrian District which would allow a winery on 10 acres.

Group	Reason for request	Staff recommendation
<p>Group O (located east of Benton Road and Calle Jojoba intersection; 198.4 acres)</p>	<p>This area is predominately residential; there are also many small horse ranches. The land-owner proposes inclusion into the Equestrian District for his this group. The land-owner believes that a nearby rock quarry would deter future commercial activity relating to winery/hospitality uses. He is also concerned the value of his property will diminish, as he has made numerous equestrian improvements to his property. The allowable number of horses under Winery District would discourage his vision of building a non-profit horse ranch for special needs children. Additional wineries would increase traffic and noise. He also suggests only allowing indoor entertainment.</p>	<p>The existing equestrian uses may continue operating under their existing zoning classifications, if they are legally established. The project will not change their zoning classifications; therefore, staff recommends keeping parcels within the Winery District. Also, all special occasion facilities with an outdoor venue is required to submit an acoustical noise study to determine if it's appropriate for the implementing project.</p>
<p>Group P (located along Calle Los Lomas; east of Calle Los Lomas and Oak Mountain Road intersection; 10.1 acres)</p>	<p>The land-owner requests Winery District to establish a winery and a restaurant in the future.</p>	<p>The property is within the existing Valle de Los Caballos Policy Area and is approximately 10 acres. The size of his parcel meets the minimum acres needed to establish a Winery in the Equestrian District. Also, the property does not meet the minimum requirement to establish a restaurant in conjunction with a winery; therefore, staff recommends denying this request for inclusion in the Winery District.</p>
<p>Group Q (located along Paseo Del Traza; northwest of Paseo Del Traza and De Portola Road intersection; 143.95 acres)</p>	<p>Previous land-owner requested inclusion into the Winery District. The new land-owners are in support of the project and did not extend the request for inclusion into the Winery District.</p>	<p>Staff has meet with the representatives of this property and they are in support of the Community Plan; Staff recommends keeping this group in the Equestrian District;</p>

Group	Reason for request	Staff recommendation
Group R (located along Bella Vista Road, near Bella Vista and Calle Anita intersection; 65.49 acres)	Would like to see a "Bella Vista Equestrian Zone" to ensure 5 animals/acre, private boarding, animal rescue, pony clubs, 4H/FFA, small-scale breeding program.	The existing equestrian uses may continue operations if they are in compliance with the parcels' existing zoning classification and were established legally. The Project does not change their zoning classifications. Therefore, this request does not meet an objective of the Community Plan and staff recommends denying this request for inclusion in the proposed Equestrian District.

3. PUBLIC TESTIMONY:

During the course of the public hearing process, Planning Commission has received comments concerning the proposed Project. The concerns regarding Land Use Policies and Boundary Modification Request are addressed above. Letters to the Planning Commission concerning tails implementation, noise mitigation measures and churches/private schools were previously presented and discussed during the August 22, 2012, September 25, 2012 and December 5, 2012 public hearings.

The following comments require additional clarification:

- a. Mr. Saba Saba requests inclusion in the Wine Country-Winery Existing Zone to establish a winery and restaurant in the future.
 - Currently Mr. Saba does not have an approved plot plan application for a winery with restaurant under the current C/V zone. Therefore, his property does not meet the intent of the Wine Country-Winery Existing Zone.
- b. Laurie Staude requests a clarification of the 75% planting requirement;
 - The 75% planting requirement is only required when clustering subdivision is elected, it is not applied when a property owner subdivide their property.
- c. David Bradley requests clarification of "existing non-conforming uses" and future of small wineries.
 - Non-conforming uses may continue if they have been established legally under their current land use designation and zoning classification. The small wineries that have been legally established under the C/V zone may continue their operation and expand under the WC-WE Zone.
- d. Chuck Tobin requests clarification of "commercial equestrian establishment"

- A commercial equestrian establishment is defined currently defined as "An equestrian establishment where a minimum of twenty (20) enclosed stalls are used to board horses in return for compensation."
 - Currently, there are many commercial equestrian operations or establishments of various sizes in the Valle de los Caballos region.
 - The intent of this provision is to ensure that an equestrian facility with more intense incidental commercial uses on 10 acres or larger, shall have a commercial horse stable as the primary use. The more intense incidental commercial uses includes petting zoos, polo-grounds, horse shows facilities, restaurants, western stores, racing tracts, large animal hospitals, and special occasion facilities. These type of uses would require a plot plan or conditional use permit. The number of stalls was based on the number of permitted animals of 5 animals/acre and 75% equestrian land requirement proposed through the Wine County-Equestrian Zone. An equestrian establishment that does not include the more intensive commercial uses is permitted by right.
- e. Shawn Beckman request clarification on Madera De Playa referred a "secondary road".
- Staff informed Mr. Beckman that within the project boundary Madera de Playa is referenced as a two-lane collector road in the proposed General Plan Amendment and PEIR No. 524.
- f. The Citizens United for Resources and the Environment, Inc. ("CURE") raised the following concerns regarding the proposed Community Plan and PEI No. 524: impact to water supply, impact to water quality based on increased nitrate concentrations, and impact of increased labor force. CURE requests that the County evaluate these impacts in more detail prior to making a final environmental determination or proceeding with the Project Plan.
- Staff and RBF Consulting prepared a memo in response to CURE's concerns for the Planning Commission's consideration (please refer to Attachment D).

4. COMMISSIONER ROTH'S RESPONSE MEMO:

During the August 22, 2012 public hearing, Commissioner Roth submitted to staff his comments and concerns regarding the proposed project and the PEIR No. 524. Staff and RBF Consulting prepared a memo in response to Commissioner Roth's comments for Planning Commission's consideration (please refer to Attachment E).

5. PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524 ERRATA:

The Draft PEIR No. 524 incorporate changes to provide clarification, amplification and/or "insignificant modifications" as needed as a result of public comments on the Draft PEIR, or due to additional information received during the public review period. These clarifications and corrections do not warrant Draft PEIR recirculation pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments, none of the Errata below reflect a new significant environmental impact, a "substantial increase" in the severity of an environmental impact for which mitigation is not proposed, or a new feasible

alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. The Draft PEIR No. 524 Preliminary Errata is attached (Attachment F). Final changes to the DPEIR No. 524 Errata will be made prior to Board hearings to reflect Planning Commission's recommendations.

6. OTHER:

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

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

The proposed Project was developed to preserve and enhance viticulture potential within the Temecula Valley region. This region is a unique area within Riverside County and has the right climate and environment for growing wine producing grapes. The allowed incidental commercial and secondary uses are directly related to and support the viability of the viticulture and equestrian operations. These secondary uses are in conjunction with the primary use on the property, which is the winery or equestrian use. Religious assemblies would be considered the primary use on the property, not a secondary use. Nonreligious assemblies such as fraternal hall lodges and recreational facilities would also be considered the primary use on the property, and not a secondary use directly related to and supportive of the viticulture operations. As with religious assemblies, these nonreligious assemblies are also not permitted uses in the proposed Project as they do not exist to support wineries, vineyards or equestrian facilities on the same parcel.

Wine Country Sign Ordinance:

Proper sign control to address visual clutter from existing on-site advertisement signs is necessary to preserve the Wine County's rural characteristics. The request was made by the wineries for the County to craft a signage program to address this issue. An amendment to Ordinance No. 348 Article XIX: Advertising Regulations was not included in the project description; thus, a signage program will be developed after the Project consideration process.

Trails Network:

During the August 22, 2012 Planning Commission Hearing, Commissioner Petty request staff to work with him in addressing redundancies in the proposed trails network. Staff has met with Commissioner Petty and the subsequent trails network is attached for Planning Commission consideration (Attachment G).

Wine Country-Wine Existing Zone

Project adoption may restrict some of the existing wineries to expand their business operations as prescribed in the C/V Zone, specifically those that are on less than 20 acres. County staff has proposed the Wine Country – Winery Existing zone to allow expansion of these existing legal wineries according to current C/V Zone requirements.

The proposed General Plan policy SWAP 1.10 indicates that there are 28 existing wineries meets the intent of WC-WE zone. At the time of its creation, the list included wineries that were in the development review process seeking approval. Some of which received final approval and some have not. Tesoro Winery no longer has an application and County is currently processing Peltzer Winery plot plan application. Additionally, the Europa Village Wineries have also received approval. The eligible winery list, General Plan Policy SWAP 1.10, and SWAP Figure 4a will be updated to only include the following wineries:

1. Alex's Red Barn Winery	11. Frangipani Estate Winery	21. Palumbo Family Vineyard & Winery
2. Baily Vineyard & Winery	12. Gary Gray	22. Robert Renzoni Vineyard
3. Miramonte Winery	13. Hart Winery	23. Lorenzi Estate Wines
4. Chapin Family Vineyards	14. Keyways Vineyard & Winery	24. Vindemia Vineyard & Estates Winery
5. Churon Winery	15. Leonesse Cellars	25. Wiens Family Cellars
6. Cougar Vineyard & Winery	16. Longshadow Ranch Vineyard & Winery	26. Il Poggio (Europa Village)
7. Danza Del Sol Winery	17. Masia De Yabar Winery	27. Cest Le Vie (Europa Village)
8. Destiny Vineyards	18. Monte De Oro Winery	28. Bolero (Europa Village)
9. Doffo Vineyard & Winery	19. Oak Meadows Winery	29. Fazelli Vineyards
10. Foot Path/Foot Print Winery	20. Oak Mountain Winery	

RECOMMENDATIONS:

1. Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:
 - a. Approve the boundary modification requests in Groups A and B
 - b. Approve the boundary modification requests in Groups C-E and Group M;
 - c. Deny the boundary modification requests for exclusion from the Project boundary in Group G and approve staff alternative for the area south of Hwy 79 as shown on attachment C;
 - d. Deny the boundary modification request for Group N and approve staff alternative of Wine Country-Equestrian District as shown on attachment B;
 - e. Deny the boundary modification requests in Groups F, H-L and Groups O-R
 - f. Tentatively Certify Program Environmental Impact Report No. 524;
 - g. Tentatively Approve General Plan Amendment No. 1077 as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors; and
 - h. Adopt Ordinance Amendment No. 348.4729 as modified by the Planning Commission.

2. Staff recommends that the Planning Commission adopt the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077 to the Riverside County Board of Supervisors.

INFORMATIONAL ITEMS:

1. Letters received since the September 25, 2012 hearing are included in the attached compact disc.
2. Attachment A-G are also included in the attached compact disc.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1077**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Temecula and Riverside,
9 California on July 25, 2012, August 22, 2012, September 26, 2012 December 5, 2012 and December 19,
10 2012, to consider the above-referenced matter; and,

11 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
12 Riverside County CEQA implementing procedures have been met and the environmental document
13 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
14 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
15 in accordance with the above-referenced Act and Procedures; and,

16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on December 19, 2012, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:

22 **CERTIFICATION** of the environmental document, Environmental Impact Report No. 524 (State
23 Clearinghouse No. 2009121076); and

24 **ADOPTION** of General Plan Amendment No. 1077
25
26
27
28



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

I. AGENDA ITEM 3.5: GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524

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

II. PROJECT DESCRIPTION:

The individual components include:

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524)

Continued from July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012.
(Public Hearing Closed to Further Public Testimony)

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Deputy Director, Frank Coyle at (951) 955-6097 or email fcoble@rctlma.org.

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Snell, 2nd by Commissioner Sanchez
Vote of 3-1, (Commissioner Roth – Ney) (Commissioner Petty participating)

The Planning Commission will recommend to the Board of Supervisors

APPROVE GROUP A and B, and,

Motion by Commissioner Snell, 2nd by Commissioner Petty
A vote of 5-0



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

Planning Commission will make the following recommendations to the Board of Supervisors to:

APPROVE the modification requests in Groups C through E, and Group M;

DENY the boundary modification requests for exclusion in Groups F, I, and J;

DENY the boundary modification requests for inclusion for Groups K and L;

APPROVE staff's alternatives for areas south of Hwy 79 on Exhibit C for Group G;

DENY the boundary modifications request for Groups N through R;

APPROVE Group H request for the creation of a residential overlay to allow for development flexibility;

TENTATIVELY Certify EIR 524 (PEIR No. 524);

TENTATIVELY APPROVE General Plan Amendment No. 1077 as modified by the Planning Commission based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors;

ADOPT Ordinance Amendment No. 348.4729 as modified by the Planning Commission; and,

ADOPT the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1077

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

Attachment D:
Final Program Environmental Impact Report No. 524 Errata

(The Final Program Environmental Impact Report No. 524 Errata will be provided at a later date.)



Supervisor Jeff Stone
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Frank Coyle
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Wine Country Plan

Dear Supervisor Stone:

As you know, I am the managing partner of the Ponte Family Winery and Ponte Vineyard Inn. For a number of years, I have worked with all of the parties concerning the Wine Country Plan. I am supportive of the Wine Country Plan and all of your efforts. However, I want to point out to you an area that, in my view, should not be included in the Wine Country. That area is the area south of Temecula Parkway. It really does not make economic sense for Wine Country nor does it enhance the Wine Country Plan. In fact, it may harm the Wine Country Plan by introducing an area that is contiguous to hundreds of homes and involve the vintners and others in an issue involving pesticides and agricultural uses.

In addition, I have reviewed the General Plan of the County and find that Anza Road is to be a four lane road in that area and certainly Wine Country could not support such a roadway project. Accordingly, I hope you will give serious consideration to removing this area from the Wine Country designation. Thank you again for all of your efforts and time that you spend with us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Claudio Ponte".

Claudio Ponte

cc: Sam Alhadeff



Corporate
30343 Canwood Street, Suite 206
Agoura Hills, CA 91301
Tel (818) 706-8311
Fax (818) 706-8340

Winery
55053 Rancho California Road
Temecula, CA 92591
Tel (951) 694-8855
Fax (951) 694-8883

www.pontewinery.com

April 8, 2013

Frank Coyle
County Administration Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501

 **DRAKE**
ENTERPRISES, INC.

Diversified Agricultural Services

P.O. Box 890009

Temecula, CA 92589

Office (951) 676-8188

Fax (951) 699-8647

drakeent@wildblue.net

RECEIVED
APR 09 2013

ADMINISTRATOR
RIVERSIDE COUNTY
PLANNING

Re: Anza Road Project/Wine Country

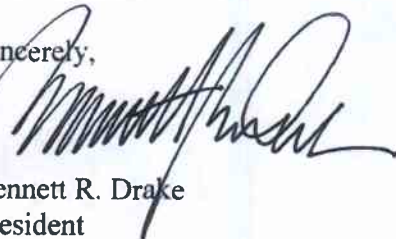
Dear Supervisor Stone,

As you know, I am very active in the agricultural industry in Riverside County. I have a particular interest in the wine country area in Temecula, having invested a number of years working with winegrape growers and addressing their needs in the Temecula Wine Country. I have also been very active in working on the Wine Country Plan.

A number of us have questioned and continue to question the inclusion of a wine country area south of Temecula Parkway. From a historical point of view, this does not make much sense. From an agricultural point of view I need only to remind you that there are several hundred homes in the area, which would be impacted by agricultural spraying. Lack of a sewer for wineries and the need for a bridge on Anza Road would cost too much for the growers and wineries to bear. I see no benefit in developing this area so removed from the original wine country, an area that has never really had any intense winegrape growing.

To others, and myself it does not make sense to include a wine country designation in this area and we would respectfully ask that you reconsider such a designation. Thank you in advance for your anticipated courtesy and cooperation. Please let me know when the next meetings will be held for the Wine Country Plan at the County Board of Supervisors. We have not had any information in a few months.

Sincerely,



Bennett R. Drake
President

BRD/kmh

From: Rush, Adam
Sent: Thursday, August 22, 2013 2:49 PM
To: Coyle, Frank; Nanthavongdouangsy, Phayvanh
Cc: Syms Luna, Carolyn; Kang, HP
Subject: FW: wine country trail
Attachments: Monte De Oro APN.pdf; Trails around my properties.pdf

FYI

Adam B. Rush
Riverside County Planning Department
Riverside CAC, 12th Floor
4080 Lemon Street
Riverside, Ca 92504
Phone: (951) 955-6646
Cell: (951) 833-0878
Fax: (951) 955-1811
www.rctlma.org/planning

From: Matt Lin [mattlin@callawaywinery.com]
Sent: Thursday, August 22, 2013 2:42 PM
To: Brewer, Marc
Cc: Patricia Lin; Rush, Adam
Subject: wine country trail

Marc,

I have concern about the current proposed trail for Temecula wine country.

Per the proposed trail, one of the Regional/Open Space trail is going to cut thru those contiguous parcels that we own, therefore, interferes with my project design. Please remove it.

I have attached the screenshot of currently proposed trails found on

<http://www.socalwinecountryplan.org><<http://www.socalwinecountryplan.org/>>

I also attached parcel maps (Monte De Oro APN) that include parcels we own (total of 4 parcels).

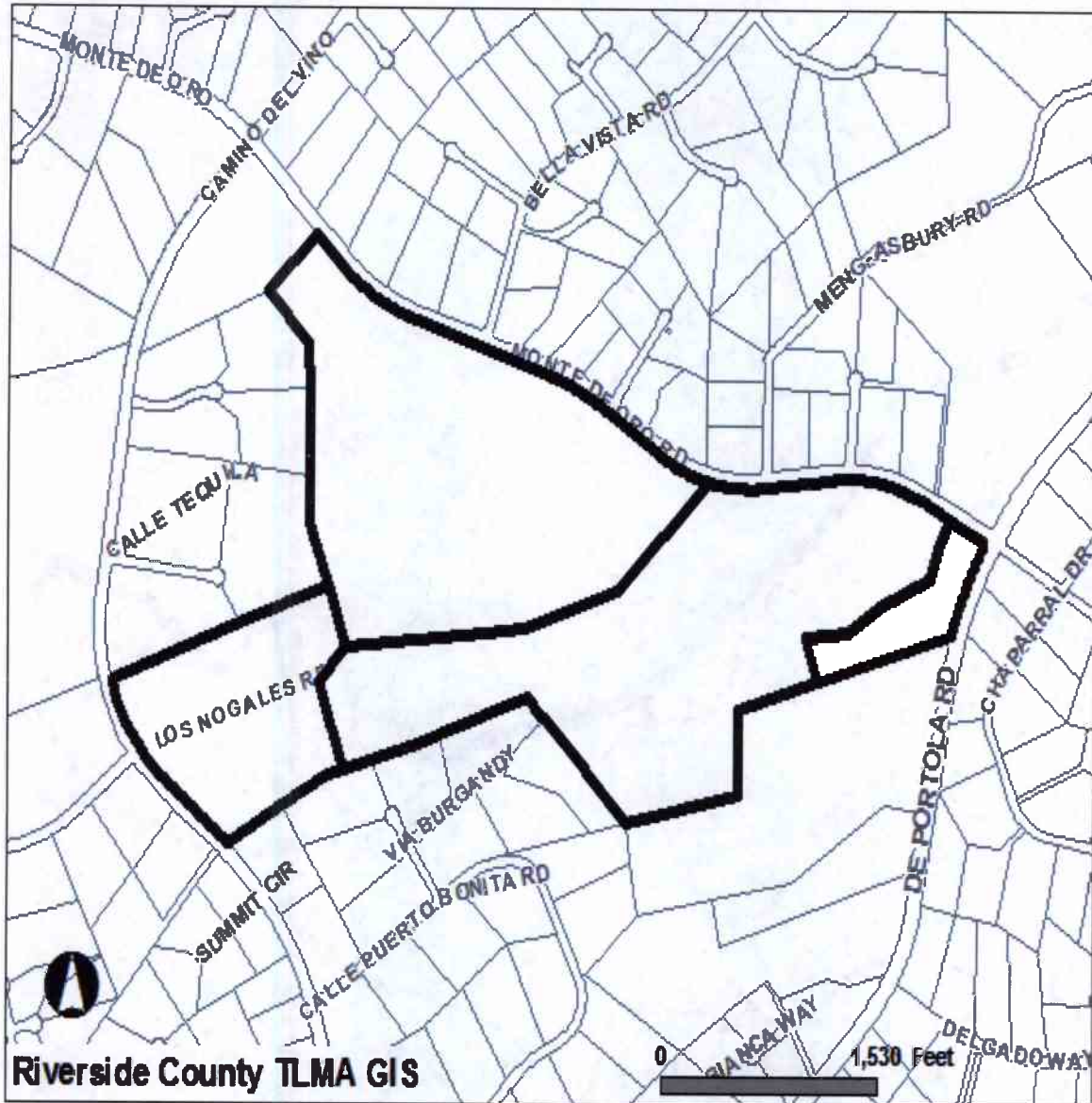
Please compare the map and remove the pink trail located within my contiguous parcels.

Should you have any question, please call me at 858-366-3303.

Thanks you.

Matt Lin

Monte De Oro



Riverside County TLMA GIS

Selected parcel(s):

941-320-001 941-320-002 941-320-003 941-320-004

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Oct 20 09:58:28 2009

941320001 to 941320004