



9/19

Order Confirmation

Account Number: 1219291
 Customer: RIV CO BOARD OF SUPERVISORS
 P.O. BOX 1147
 ATTN: CECILIA GIL
 RIVERSIDE, CA 925021147

Ad Number: 0010778691
 PO Number: INTRO OF ORD. #348.4729
 Date Ordered: 09/16/2013
 Orderer: CECILIA GIL
 Order Status: Live
 Queue: Ready
 Colors: <NONE>
 Prod Colors:

Telephone: (951) 955-1060
 Fax:
 Email: CCGIL@RCBOS.ORG

Total Amount: \$90.72
 Payment Method: 4729
 Payment Amount: \$0.00
 Amount Due: \$90.72

Sales Rep: CATHY VIARS
 Telephone: (951) 676-4315
 Email: CATHY.VIARS@UTSANDIEGO.COM

Production Method: AdBooker
 Ad Size: 3.22 x 5.69
 Columns: 2.00 Inches: 5.69

Product	Zone	Placement	Position	Start Date	End Date	Insertions
UTSanDiego Mobile	Digital	NC Legals	NCT Legals	09/19/2013	09/19/2013	1
UTSanDiego Online	Digital	NC Legals	NCT Legals	09/19/2013	09/19/2013	1
UTSanDiego Print	CAL	NC Legals	NCT Legals	09/19/2013	09/19/2013	1

Ad Content

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 24, 2013 at 1:30 p.m., or as soon as possible thereafter, to consider adoption of the following: SUMMARY OF ORDINANCE NO. 348.4729 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4729 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. Ordinance No. 348.4729 amends Ordinance No. 348 to add the Wine Country Zone consisting of four (4) new zoning classifications that implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of the Wine Country Zone is to encourage agricultural cultivation, vineyards, wineries, equestrian uses and to protect the area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization. Ordinance No. 348.4729 sets forth the permitted and conditionally permitted uses allowed in the Wine Country Zone, as well as the required development standards for such uses. Ordinance No. 348.4729 would take effect 30 days after its adoption. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will conside

Printed: 9/16/2013 10:08 am

NOTICE OF PUBLIC HEARING BEFORE THE

350 Camino de la Reina
 P.O. Box 120191, San Diego, CA 92112-0191
 619-299-3131

Planning
 16-3 of 09/24/13
 GPD 1077

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2013 OCT -2 PM 12:48

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

PUBLIC HEARING has been scheduled pursuant to Riverside County Ordinance No. 348 before the **Board of Supervisors of Riverside County** to consider the proposed Temecula Valley Wine Country Community Plan project").

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 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; 18,990 Gross Acres. The Project applicant is the County of Riverside and the EIR consultant is RBF Consulting.

The individual components of the proposed Project include:

1. General Plan Amendment No. 1077 of the existing Southwest Area Plan (SWAP) and other elements of the General Plan including, but not be limited to, 1) 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, 2) Revisions to the SWAP Statistical Summary, 3) 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, 4) Revisions to the Circulation Network, 5) Revisions to the Trails and Bikeway Systems map, 6) Revisions to the General Plan Circulation Element Circulation Network, 7) Revisions to the General Plan Circulation Element Trails Network, and 8) Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
2. Ordinance No. 348.4729 to the Riverside County Zoning Ordinance No. 348 to add four new Zoning Classifications that implement the General Plan: 1) Wine Country - Winery, 2) Wine Country - Winery Existing, 3) Wine Country - Residential, and 4) Wine Country - Equestrian.
3. Replacement of the Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines & Addition of the Greenhouse Gas Reduction Workbook.

The County of Riverside, as the lead agency per the California Environmental Quality Act (CEQA), has prepared the Program Environmental Impact Report No. 524 (SCH No. 2009121076) for evaluating the environmental impacts of the proposed Project. The Final Program Environmental Impact No. 524 Responses to Comments is available for view at the following public libraries and website:

City of Temecula - Temecula Public Library
30600 Pauba Rd
Temecula, CA 92592-6206

Grace Mellman Community Library
41000 County Center Dr
Temecula, CA 92591-6023

<http://socialwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

TIME OF HEARING:

1:30 p.m. or as soon as possible thereafter

DATE OF HEARING:

September 24, 2013

PLACE OF HEARING:

Riverside County Administrative Center, Board Chambers
4080 Lemon Street, Riverside, CA 92501-1629

For further information regarding this Project, please contact Mr. Frank Coyle at the following:

Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409, 4080 Lemon Street, 12th Floor, Riverside CA 92502-1409
Email: FCoyle@rctlma.org Phone: (951) 955-6097

The Board of Supervisors Form 11A and its attachments for this hearing as well as pertinent Project documents will be publicly available at the aforementioned address and at the Project website: <http://www.socialwinecountryplan.org/>

Any person wishing to comment on the proposed Project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. It is encouraged that written testimony be received by staff no later than September 19, 2013 (Thursday) in order to ensure timely review and consideration by the Board of Supervisors. All comments received prior to the public hearing will be submitted to the Board of Supervisors, and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed Project.

If this Project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Please be advised that as a result of public hearings and comments, the Board of Supervisors may amend, in whole or in part, the proposed Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed Project, may be changed in a way other than specifically proposed at this time.

Please send all written correspondence to Frank Coyle at the address noted above.

Dated: September 11, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 of 09/24/13

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2013 OCT -1 PM 1:21

UTP

ASMT: 941080024, APN: 941080024
EQUITY HOLDING CORP
C/O EQUITY HOLDING CORP
P O BOX 87
MIDPINES CA 95345

NIXIE 957 FE 1268 0009/25/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

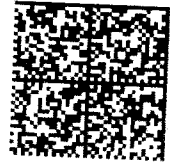
BCC: 92502114747 *2772-00124-25-31

PUBLIC HEARING NOTICE
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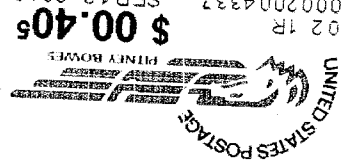
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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FIRST CLASS



02 1R 0002004337
MAILED FROM ZIP CODE 92504
SEP 12 2013



\$ 00.40^s

THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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<http://socalwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: September 24, 2013
PLACE OF HEARING: Riverside County Administrative Center, Board Chambers
4080 Lemon Street, Riverside, CA 92501-1629

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County of Riverside, Transportation & Land Management Agency
P.O. Box 1409, 4080 Lemon Street, 12th Floor, Riverside CA 92502-1409
Email: FCoyle@rctlma.org Phone: (951) 955-6097

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Dated: September 11, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2013 OCT -1 PM 1:21

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

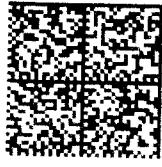
NIXIE 918 DE 1260 0009/26/13
RETURN TO SENDER
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BC: 92502114747 * 2598-01559-26-16
925-438-1921

PUBLIC HEARING NOTICE
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

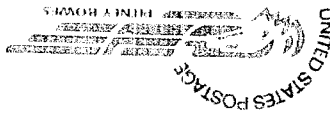


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02 1R 0002004053
MAILED FROM ZIP CODE 92504
SEP 13 2013

\$ 00.40⁵



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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Grace Mellman Community Library

**41000 County Center Dr
Temecula, CA 92591-6023**

<http://socialwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

TIME OF HEARING:

1:30 p.m. or as soon as possible thereafter

DATE OF HEARING:

September 24, 2013

PLACE OF HEARING:

Riverside County Administrative Center, Board Chambers
4080 Lemon Street, Riverside, CA 92501-1629

For further information regarding this Project, please contact Mr. Frank Coyle at the following:

Frank Coyle, Deputy Director (Project Manager)

County of Riverside, Transportation & Land Management Agency

P.O. Box 1409, 4080 Lemon Street, 12th Floor, Riverside CA 92502-1409

Email: FCoyle@rcctlma.org Phone: (951) 955-6097

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Dated: September 11, 2013

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

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BC: 92502114747 * 2808-01711-21-25

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NIXIE 918 NFE 1260 13C0009/27/13

ASMT: 941080031, APN: 941080031
BRENDA BEGG, ETAL
39890 CALLE BELLAGIO
TEMECULA, CA. 92592

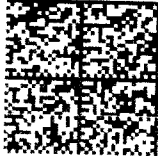
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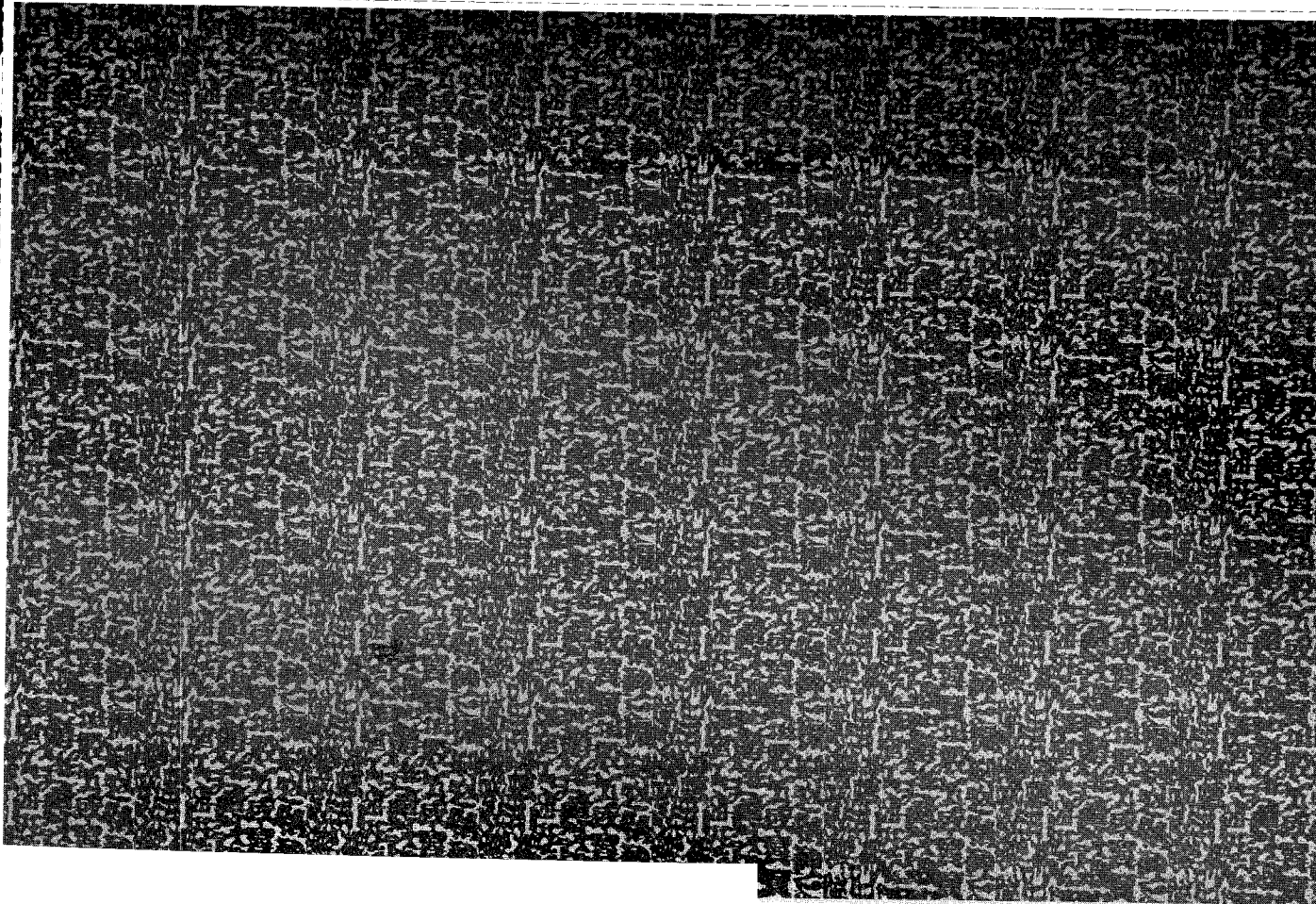
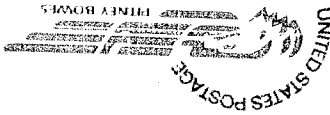
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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SEP 12 2013
\$ 00.405



THEN FOLD AND TEA



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TIME OF HEARING:

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RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2013 SEP 27 AM 11:39

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

NIXIE 917 FE 1 0009/23/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

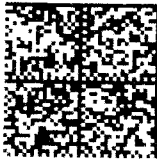
BC: 92502114747 *2708-00126-18-26

PUBLIC HEARING NOTICE
This may affect your property

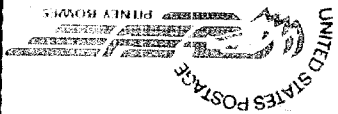
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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02 4R 0002004058
MAILED FROM ZIP CODE 92504
SEP 13 2013



\$ 00.40s

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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2. Ordinance No. 348.4729 to the Riverside County Zoning Ordinance No. 348 to add four new Zoning Classifications that implement the General Plan: 1) Wine Country – Winery, 2) Wine Country - Winery Existing, 3) Wine Country – Residential, and 4) Wine Country – Equestrian.
3. Replacement of the Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines & Addition of the Greenhouse Gas Reduction Workbook.

The County of Riverside, as the lead agency per the California Environmental Quality Act (CEQA), has prepared the Program Environmental Impact Report No. 524 (SCH No. 2009121076) for evaluating the environmental impacts of the proposed Project. The Final Program Environmental Impact No. 524 Responses to Comments is available for view at the following public libraries and website:

City of Temecula - Temecula Public Library
10600 Pauba Rd
Temecula, CA 92592-6206

Grace Mellman Community Library
41000 County Center Dr
Temecula, CA 92591-6023

<http://socalwinecountryplan.org/Planning/CEQA/tabid/70/Default.aspx>

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: September 24, 2013
PLACE OF HEARING: Riverside County Administrative Center, Board Chambers
4080 Lemon Street, Riverside, CA 92501-1629

For further information regarding this Project, please contact Mr. Frank Coyle at the following:

Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409, 4080 Lemon Street, 12th Floor, Riverside CA 92502-1409
Email: FCoyle@rctlma.org Phone: (951) 955-6097

The Board of Supervisors Form 11A and its attachments for this hearing as well as pertinent Project documents will be publicly available at the aforementioned address and at the Project website: <http://www.socalwinecountryplan.org/>

Any person wishing to comment on the proposed Project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. It is encouraged that written testimony be received by staff no later than **September 19, 2013 (Thursday)** in order to ensure timely review and consideration by the Board of Supervisors. All comments received prior to the public hearing will be submitted to the Board of Supervisors, and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed Project.

If this Project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Please be advised that as a result of public hearings and comments, the Board of Supervisors may amend, in whole or in part, the proposed Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed Project, may be changed in a way other than specifically proposed at this time.

Please send all written correspondence to Frank Coyle at the address noted above.

Dated: September 11, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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BC: 92502114747 *2708-05743-17-23

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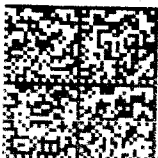
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FAZELLI VINEYARD
8645 RESEARCH DR
IRVINE CA 92618

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2013 OCT -2 PM 12:47

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02 1R 0002004337 SEP 12 2013

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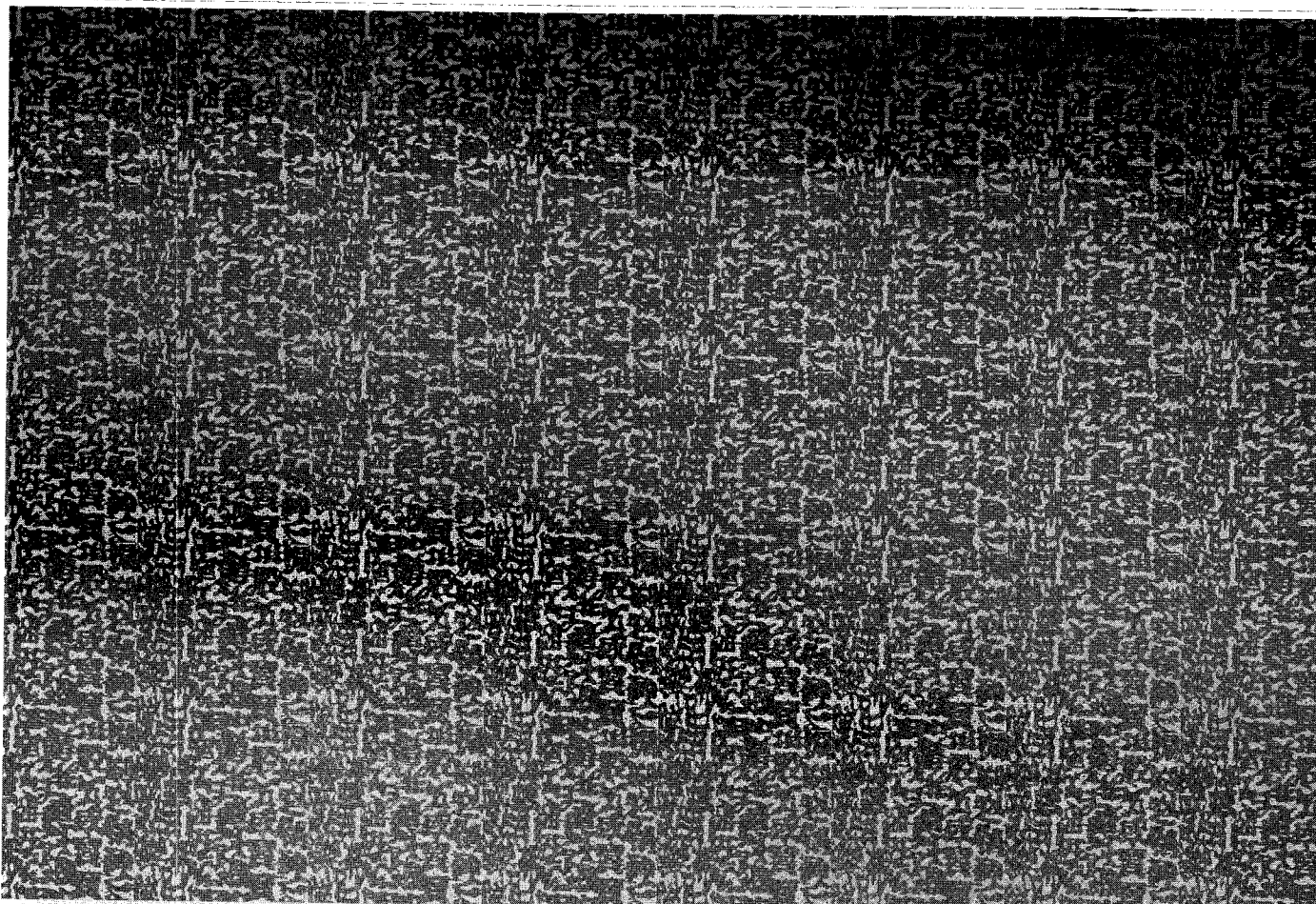


PRESORTED
FIRST CLASS

PUBLIC HEARING NOTICE

This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

September 23, 2013

To: Riverside County Board of Supervisors

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

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

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

Supervisors,

We have 2 requests for you today:

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

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

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

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

16-3
9/24/13

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

We urge you today to restore those segments.

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

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

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

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

Respectfully yours,



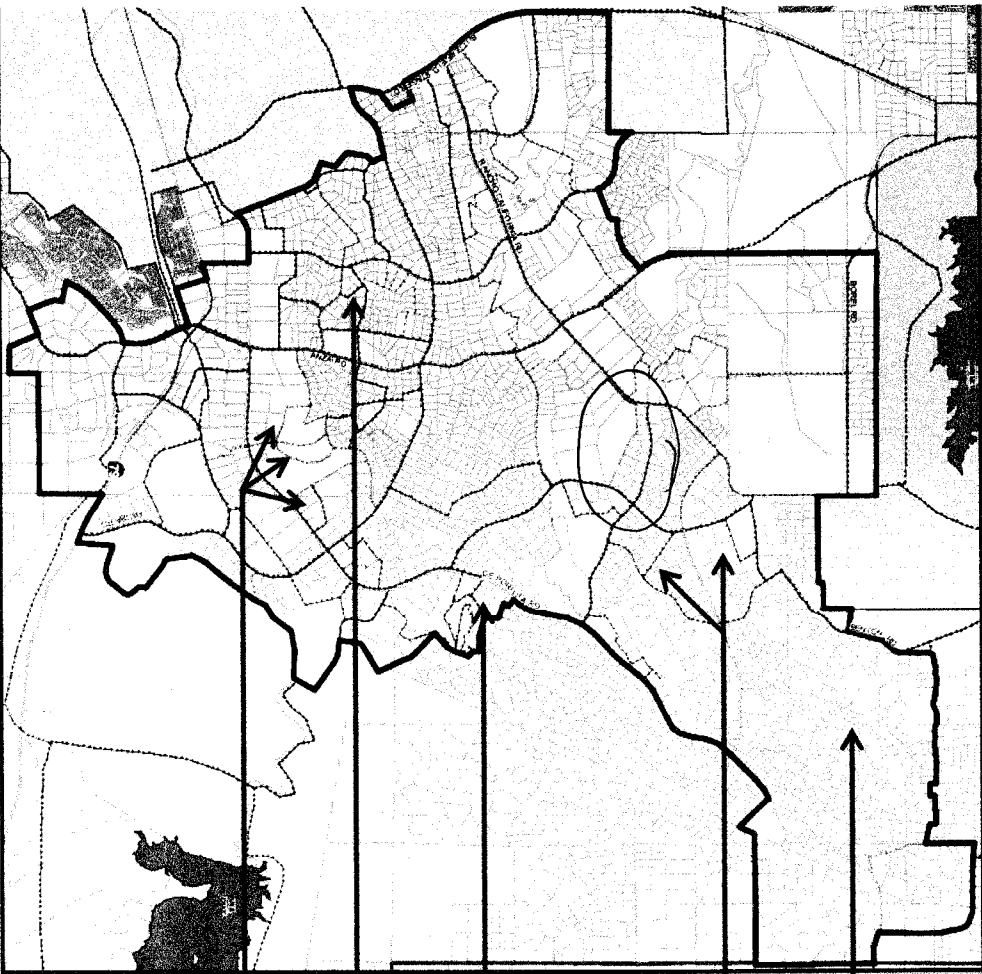
Gil Pankonin, President, Rancho California Horsemen's Association



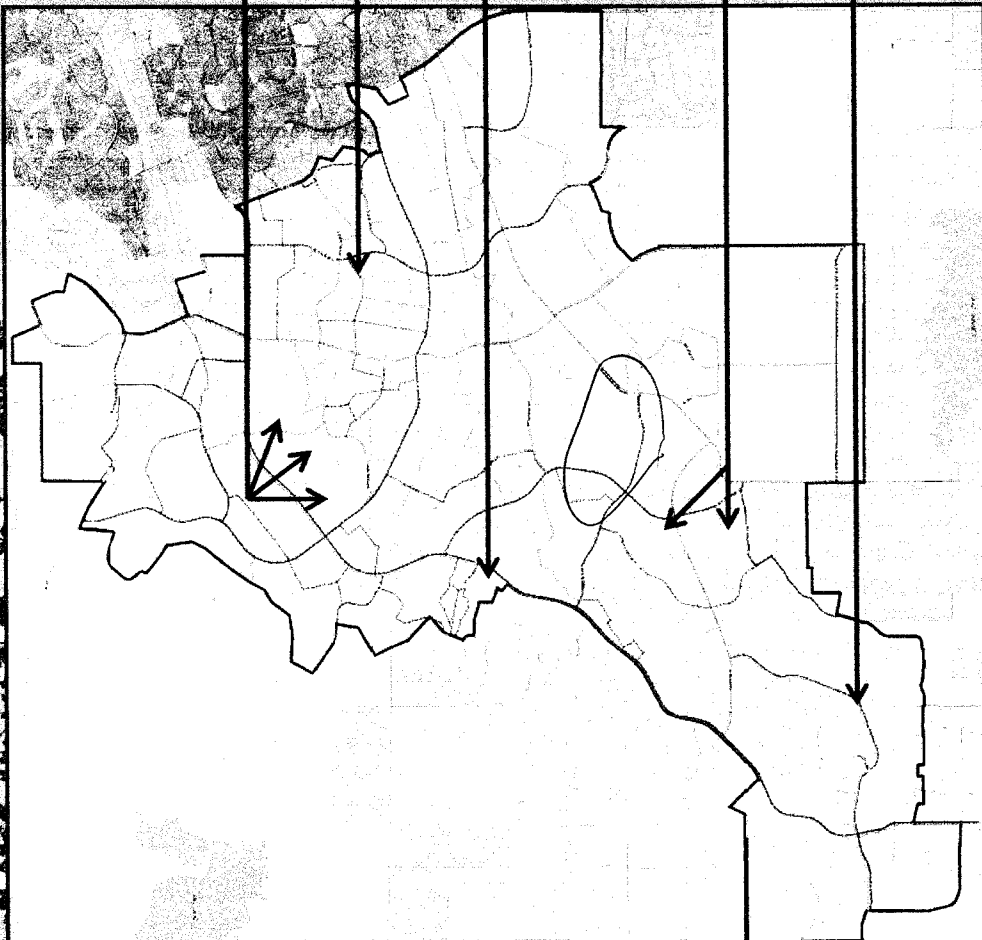
PLANNING DEPARTMENT
PLANNING DEPARTMENT


Wine Country Community Plan – Outstanding Issues

Existing Proposed Trails Network



Modified Trails Network





PONTE



DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

As a resident of the Valley De Los Caballos for 44 years, I would like to go on the record "in favor" of all the proposed riding trails in our area. We use the trails surrounding my property on a daily basis as do most of our neighbors, clients and people from the community who haul their horses out here just so they can ride the trails. The connectivity of the trails is fantastic. Because of these well-planned trails we are able to ride for hours to Lake Skinner, Vail Lake and the surrounding wineries. There aren't very many cities or counties that can boast such a broad system of trails for equines and this brings many people to our community from distances far and wide.

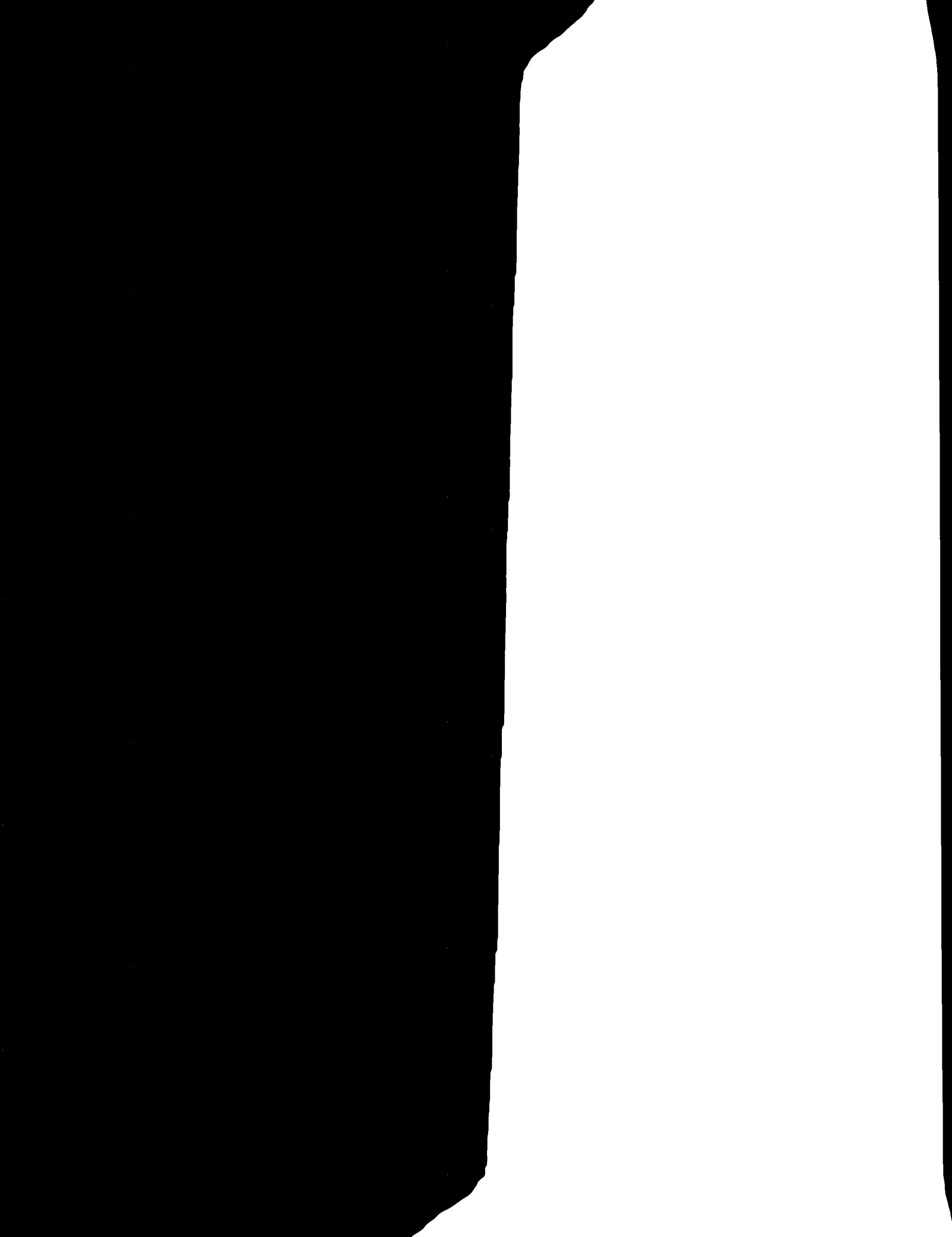
As the community grows with more and more people moving into the Temecula area, open space is at a premium. The trail system helps connect these open spaces making it easier for more people to take advantage of and enjoy our wonderful city of Temecula.

Green Acres Ranch ,Inc. is a commercial horse operation with boarding horses as one of its services. A popular selling point for the ranch is its close proximity to the trail system. Many people enjoy the serenity they find while riding their horses on trails and specifically seek out facilities that offer access to trails.

Thank you for taking this request for accepting the trail system as presented under consideration.

Sincerely,

Margaret W. Rich
Green Acres Ranch, Inc



ROLOFF RANCH, INC.

36420 De Portola Road – Temecula, CA 92592 – 951-302-5977 – 951-303-0408 – fax / don@roloffintl.com



Proposed Trails
Slide.ppt

September 3, 2013

TO: Marc Brewer, Senior Park Planner, Riverside County and Frank Coyle, Deputy Director, Riverside County Planning Department

Re: Trails bordering and linking to Roloff Ranch, Inc.

We are writing regarding two sets of trails that have been in use historically on and around our property, and had been on the proposed Wine Country Trails Map until the December 2012 hearing at which County Staff presented a one-page set of modifications removing these trails.

These two sets of trails are circled on the aforesaid exhibit (attached). We believe it is a necessity to preserve them.

The first trail goes behind and around our ranch. We have operated our ranch on De Portola Road for over 30 years, breeding, rehabilitating, breaking/training and providing for older retired horses. It is of critical importance that we have outlets for exercising our horses outside the arenas. The trail behind the property lets us get out of our ranch and link to other area trails without the danger of riding along De Portola Road.

After we exit our ranch the major trail loops we need, and linkages that take us either across toward Galway Downs or up toward the winery district, are the second set of important "north-south" trails, including one that borders the old Hat Ranch and two others that run roughly from behind Green Acres Ranch up to Linda Rosea Road. We understand that these might appear "redundant" at first glance, but in fact these trails are quite far apart. They come out at County-designed horse crossings at least a quarter mile apart on De Portola Road. Eliminating 2 out of these 3 trails, which is what County Staff appeared to be suggesting in the attached exhibit, adds much too much time to a daily exercise ride. Additionally, having to utilize alternate routes may be dangerous for horses and riders.

Moreover, the complete set of trails is vital for the tourist trail riders who are now flocking to our area (Valle de los Caballos). If we are to keep these riders OFF of dangerous De Portola road, they must have these loops to build short, medium, and longer rides with scenic elements.

These trails were developed during the Rancho California development era and each of us landowners dedicated easements to preserve them (we thought!). Now, not only for us

and resident equestrians but for the safety of the novice tourist riders, these trails are becoming even more critical.

Please let this letter serve as documentation that we believed these trails would be protected historically.

Sincerely,

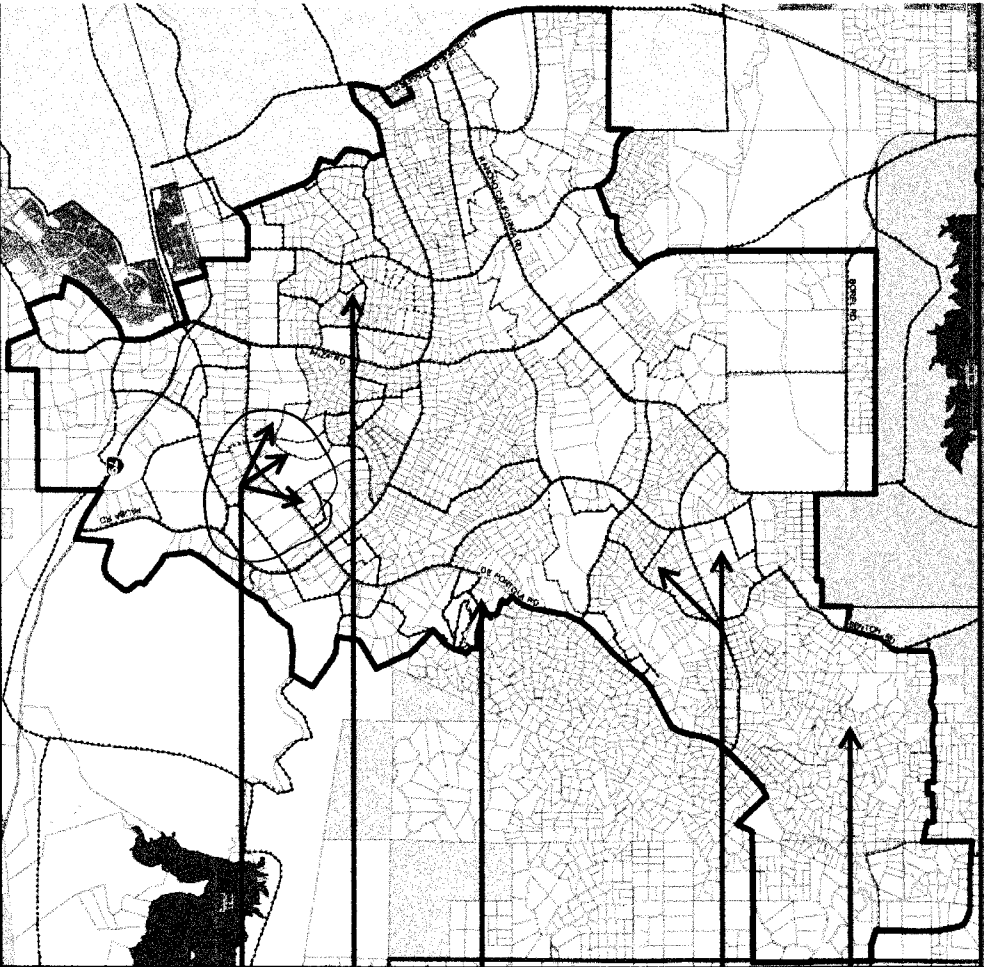
Don and Bonnie Roloff, proprietors, Roloff Ranch



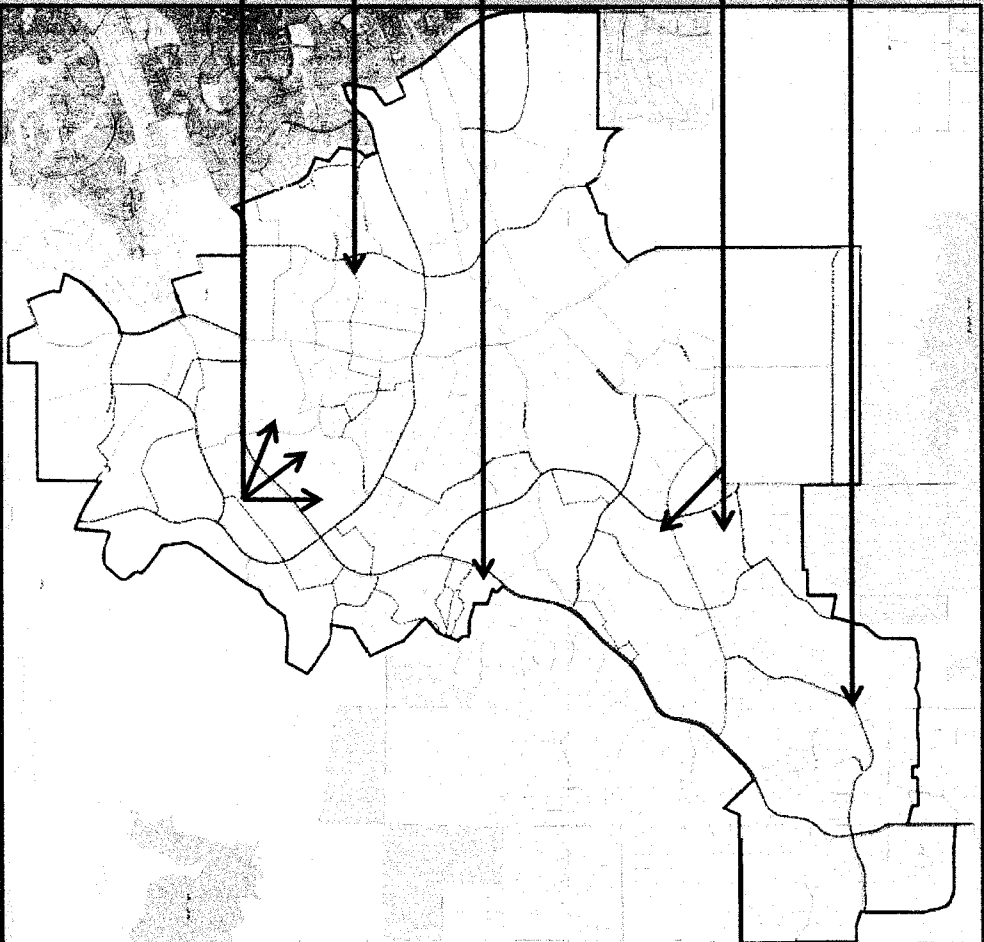
PLANNING DEPARTMENT

Wine Country Community Plan – Outstanding Issues

Existing Proposed Trails Network



Modified Trails Network



San Diego

9/19

Order Confirmation

Account Number: 1219291

Ad Number: 0010778691

Total Amount: \$90.72

Customer: RIV CO BOARD OF SUPERVISORS

PO Number: INTRO OF ORD. #348.4729

Payment Method: Payment Amount: \$0.00

P.O. BOX 1147
ATTN: CECILIA GIL
RIVERSIDE, CA 925021147

Date Ordered: 09/16/2013
Orderer: CECILIA GIL

Amount Due: \$90.72

Telephone: (951) 955-1060

Order Status: Live
Queue: Ready

Colors: <NONE>
Prod Colors:

Fax:
Email: CCGIL@RCBOS.ORG

Production Method: AdBooker
Ad Size: 3.22 x 5.69

Sales Rep: CATHY VIARS
Telephone: (951) 676-4315
Email: CATHY.VIARS@UTSANDIEGO.COM

Columns: 2.00 Inches: 5.69

Product	Zone	Placement	Position	Start Date	End Date	Insertions
UTSandiego Mobile	Digital	NC Legals	NCT Legals	09/19/2013	09/19/2013	1
UTSandiego Online	Digital	NC Legals	NCT Legals	09/19/2013	09/19/2013	1
UTSandiego Print	CAL	NC Legals	NCT Legals	09/19/2013	09/19/2013	1

Ad Content

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 24, 2013 at 1:30 p.m., or as soon as possible thereafter, to consider adoption of the following: SUMMARY OF GRDINANCE NO. 348.4729 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4729 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. Ordinance No. 348.4729 amends Ordinance No. 348 to add the Wine Country Zone consisting of four (4) new zoning classifications that implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of the Wine Country Zone is to encourage agricultural cultivation, vineyards, wineries, equestrian uses and to protect the area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization. Ordinance No. 348.4729 sets forth the permitted and conditionally permitted uses allowed in the Wine Country Zone, as well as the required development standards for such uses. Ordinance No. 348.4729 would take effect 30 days after its adoption. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider

NOTICE OF PUBLIC HEARING BEFORE THE
Printed: 9/16/2013 10:08 am

360 Camino de la Reina
P.O. Box 120191, San Diego, CA 92112-0191
619-299-3131

Planning
16-3 of 09/24/13
619 1077 Page 1 of 2

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

THE CALIFORNIAN

An Edition of the North County Times

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

September 19TH, 2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this
19TH, day of **September**, 2013

Cathy Viars
Legal Advertising
The Californian

3813003-5 8/15/13

Proof of Publication of

NOTICE TO THE PUBLIC

THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, HAS SET FOR A PUBLIC HEARING AND A PUBLIC MEETING, TO BE HELD AT THE BOARD OF SUPERVISORS' OFFICE, 4080 LEMON STREET, 1ST FLOOR, RIVERSIDE, CALIFORNIA, ON TUESDAY, SEPTEMBER 24, 2013 AT 1:30 P.M., AS SOON AS POSSIBLE THEREAFTER, TO CONSIDER ADOPTION OF THE FOLLOWING:

**SUMMARY OF ORDINANCE NO. 348,729
AN ORDINANCE OF THE BOARD OF SUPERVISORS
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

This summary is presented pursuant to California Government Code Section 25100(b). It is noted that the title of Ordinance No. 348,729 may be amended or the title of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348,729 amends Ordinance No. 348 to add the Wine Country Zone consisting of four (4) zoning classifications that implement the Tobacco Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of the Wine Country Zone is to encourage agricultural activities, vineyards, wineries, and other uses that protect the area and its residents from incompatible uses which could result in reduced agricultural productivity and decreased environmental quality. Ordinance No. 348,729 sets forth the permitted and conditionally permitted uses allowed in the Wine Country Zone as well as the required development standards for such uses. Ordinance No. 348,729 would also amend Ordinance No. 348.

Any person wishing to testify in support of or in opposition to the proposed ordinance should contact the Clerk of the Board of Supervisors at the time and place set forth in the notice and the public hearing. All written comments received prior to the public hearing will be considered by the Board of Supervisors and the Board of Supervisors will make such comments, in addition to any oral testimony, a part of the decision on the project.

If you challenge the above items in court, you may be limited to raising only those issues and arguments that were raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors on or prior to the public hearing. You are advised that the Board of Supervisors and the Board of Supervisors will make such comments, in addition to any oral testimony, a part of the decision on the project, and the Board of Supervisors will make such comments, in addition to any oral testimony, a part of the decision on the project. Accordingly, the decisions, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 19, 2013
By: Cecilia Harper-Meier, Clerk of the Board
1378671C

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

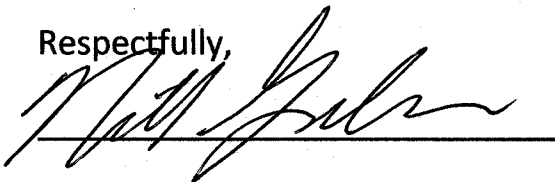
I would like to go on record "in favor" of all the proposed riding trails in the Temecula Valley Wine Country Trails System. We use the trails in the proposed Equestrian Zone frequently as do most of our neighbors and people from the community who haul their horses out here just so they can ride the trails. The connectivity of the trails is fantastic. Because of these well-planned trails we are able to ride for hours to Lake Skinner, Vail Lake, the surrounding wineries and beyond. There aren't very many cities or counties that can boast such a broad system of trails for equines and this brings many people to our community from distances far and wide..

As the community grows with more and more people moving into the Temecula area open space is at a premium. The trail system helps connect these open spaces making it easier for more people to take advantage of and enjoy some very special areas surrounding Temecula.

Many people enjoy the serenity they find while riding their horses on trails and specifically seek out towns that offer access to trails.

Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,



Signature

9-18-13

Date

45075 VIA TORNADO
TEMECULA CA 92590
Address

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

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Respectfully,



9-19-13

Signature

Date

41555 CORTE AMALIA TEMECULA 92592

Address

James Vincer

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

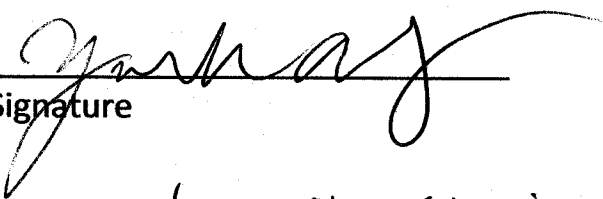
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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,



Signature

9-20-13
Date

31936 Calle Elenita Temecula .CA 92591
Address

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

As a resident of the Valley De Los Caballos, I would like to go on the record "in favor" of all the proposed riding trails in our area. We use the trails surrounding our property on a daily basis as do most of our neighbors and people from the community who haul their horses out here just so they can ride the trails. The connectivity of the trails is fantastic. Because of these well-planned trails we are able to ride for hours to Lake Skinner, Vail Lake and the surrounding wineries. There aren't very many cities or counties that can boast such a broad system of trails for equines and this brings many people to our community from distances far and wide.

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Many people enjoy the serenity they find while riding their horses on trails and specifically seek out towns that offer access to trails.

Thank you for taking this request for accepting the trail system as presented under consideration.

Janet Rich 9-19-13
Signature 36540 SILVER SPUR RD Date
TEMECULA, CA 92592

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

As a resident of the Valley De Los Caballos for 44 years, I would like to go on the record "in favor" of all the proposed riding trails in our area. We use the trails surrounding my property on a daily basis as do most of our neighbors, clients and people from the community who haul their horses out here just so they can ride the trails. The connectivity of the trails is fantastic. Because of these well-planned trails we are able to ride for hours to Lake Skinner, Vail Lake and the surrounding wineries. There aren't very many cities or counties that can boast such a broad system of trails for equines and this brings many people to our community from distances far and wide.

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Thank you for taking this request for accepting the trail system as presented under consideration.

Sincerely,


Margaret W. Rich
Green Acres Ranch, Inc

Rancho Pacific
37055 De Portola Rd
37300 Pauba Rd
Temecula CA 92592

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District


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Thank you for taking this request for accepting the trail system as presented under consideration.

36835 De Portola
Temecula, CA 92592


Signature

9/20/13
Date

TANYA JENKINS

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

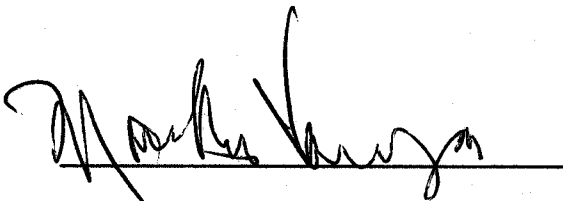
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As the community grows with more and more people moving into the Temecula area, open space is at a premium. The trail system helps connect these open spaces, making it easier for more people to take advantage of and enjoy our wonderful city of Temecula.

Many people enjoy the serenity they find while riding their horses on trails and specifically seek out towns that offer access to trails.

Thank you for taking this request for accepting the trail system as presented under consideration.

36835 Depaula
Temecula, CA 92592



Signature

9.20.13

Date

Tanya Jenkins Stable client

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

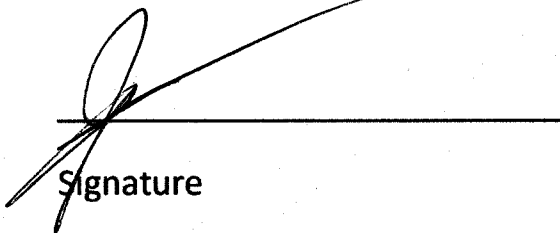
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Thank you for taking this request for accepting the trail system as presented under consideration.

39039 Gray Squirrel
Temecula, CA 92592


Signature

09/20/13
Date

Jeanette Guidero

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

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Thank you for taking this request for accepting the trail system as presented under consideration.



Donnie BRICKER
Signature

9-20-13

Date

36925 AVENIDA MADENA
TEMECULA CA 92592

DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

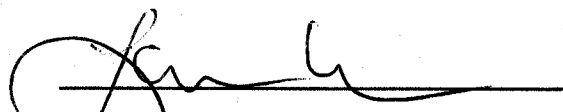
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Thank you for taking this request for accepting the trail system as presented under consideration.

Lauren Gleason



9-20-13

Signature

30540 Silver Spur
Temecula, Ca 92592

Date

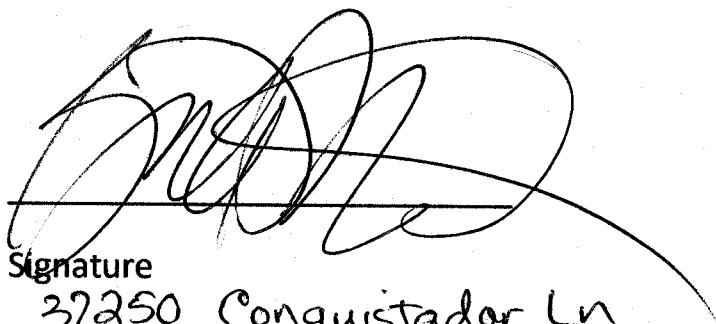
DATE: September 19, 2013
TO: Board of Supervisors
CC: Frank Coyle - Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

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Thank you for taking this request for accepting the trail system as presented under consideration.


Signature
37250 Conquistador Ln
Temecula, CA 92592
BILL MELENDEZ

9/20/2013
Date

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

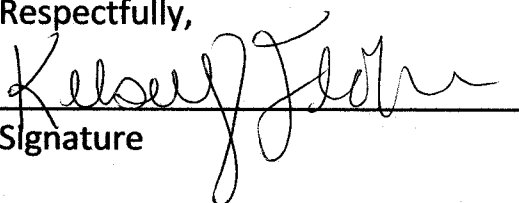
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Many people enjoy the serenity they find while riding their horses on trails and specifically seek out towns that offer access to trails.

Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,


Signature

9/20/13
Date

43878 Butternut Dr, 92592
Address

KELSEY FLOWE

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

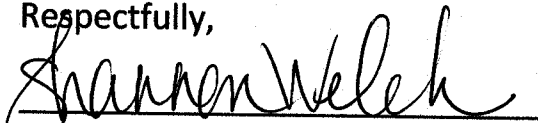
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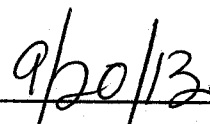
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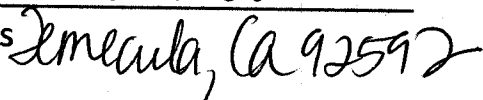
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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,


Signature


Date


Address 

SHANNEW WELCH

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

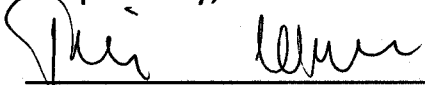
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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,



Signature

9-20-13

Date

45144 Sagewind Ct

Address

Terri Weber

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department
Marc Brewer- Senior Park Planner, Parks and Recreation District

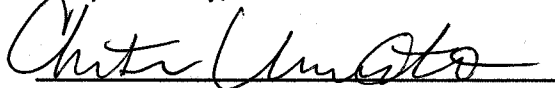
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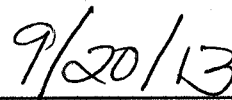
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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,



Signature



Date



Address

Chris Umimoto

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

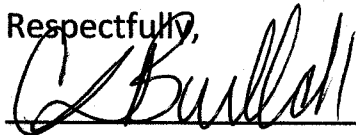
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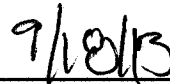
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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,



Signature



Date

44847 COSENTINO CT
TEMECULA, CA 92592

Address

Chris Bullard

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,

Helena Vincer

9-19-13

Signature

Date

41555 Corte Ample

Address

Helena Vincer

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,

Cathie Lockstedt

September 19, 2013

Signature

Date

31915 Rancho Calif Rd

200-386
Address Temecula, Ca 92591

Cathie Lockstedt

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

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Thank you for considering this request for accepting the Temecula Valley Wine Country Trails system as presented.

Respectfully,

James W. Sutton

Sept 19, 2013

Signature

Date

42554 Rivera Dr. Temecula

Address

James SUTTON

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

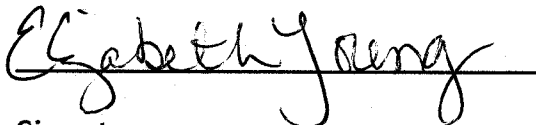
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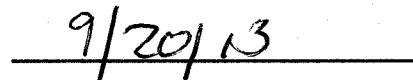
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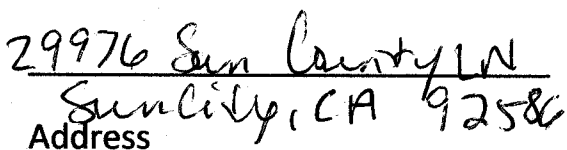
Respectfully,



Signature



Date



Address

Elizabeth Young

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

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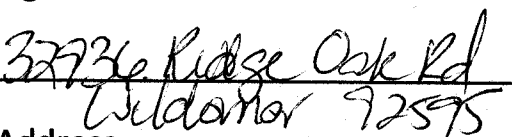
Respectfully,



Signature



Date



Address

Marnie L. Ward

Date: September 19, 2013

To: Board of Supervisors

CC: Frank Coyle- Deputy Director of the Planning Department

Marc Brewer- Senior Park Planner, Parks and Recreation District

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Respectfully,

M. Wayne McNeil DVM

9-20-13

Signature

Date

37105 Vine Grove Ln
Menifee CA 92563
Address

M. Wayne McNeil DVM

July 11, 2013

Supervisor Jeff Stone
37600 Sky Canyon Drive, #505
Murrieta, CA 92563

Dear Supervisor Stone:

We want to thank you for your many years of service and dedication to the City of Temecula and Riverside County.

Our home in Temecula Wine Country resides on Calle Anita, a street lined with newer custom built homes on 2-5 acre lots. Based on the 2003 general plan, in 2006 we started the process of splitting our 5 acre lot, which our home resides, into two 2 ½ acre lots. During the process we have invested many hours of our time and paid nearly \$25,000 to Consultants and the County. Our project is near completion and we recently learned that the "New Wine Country Plan" will not allow us to complete our project, because of lot size.

I hope you can help us complete our project. Our street is residential, our property is adjacent to 5 acre lots with custom homes on all sides, across the street we have two 2 ½ acre lots and two 5 acre lots all with custom homes. One of the 5 acre lots has also been working to divide their lot as well since 2006. Allowing us to split our land should not affect the Wine Country Plan. Moreover when we started the 2 ½ acre lot was allowed under the 2003 General plan.

I realize that decisions need to be made for the good of all. I am sure the new Wine Country Plan will allow our community to prosper. However, I hope you and your colleagues will consider individual cases like mine and my neighbors who live on streets lined with homes on 2-5 acre lots, who invested in the process before the plan was changed. If we are unable to complete this project it will cause financial hardship for our family. We will lose the time and money we invested in the project; of more concern to us we will need to sell our home. Allowing us to complete our project under the 2003 general plan, which was in place when we started, will allow us to stay in our home and bring additional revenue to the county.

We truly appreciate your consideration and help in completing our project.

Sincerely,



John & Heather Hofmann

Cc: Olivia Barnes
Frank Coyle
Larry Markham

Attachment: Google Map of property

LAKE SKINNER

LAKE SKINNER RECREATION AREA

Site

WINERY DISTRICT

TRISA ST

WARREN RD

SUMMITVILLE ST

INDIAN KNIGHT RD

CALLE BARTIZON

DOPTER ST

GREENBAKE RD

GALE AVENUE

BELL AVENUE

MONTEDORO RD

MENGASBURG

CAMINO DEL VINO

CAMPANER

AVENIDA BRAVURA

SOLIDAGE RD

WADDON ST

BERENNA

VINERIA

WINDGATES RD

STANISLAW

CALLE BEE

SMITH DOBSON

CELTAR RD

STANISLAW

CALLE BEE

CAMPANER

AVENIDA BRAVURA

HOFFMAN



Selected parcel(s):
941-200-028

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.

STANDARD WITH PERMITS REPORT

APNs

941-200-028-2

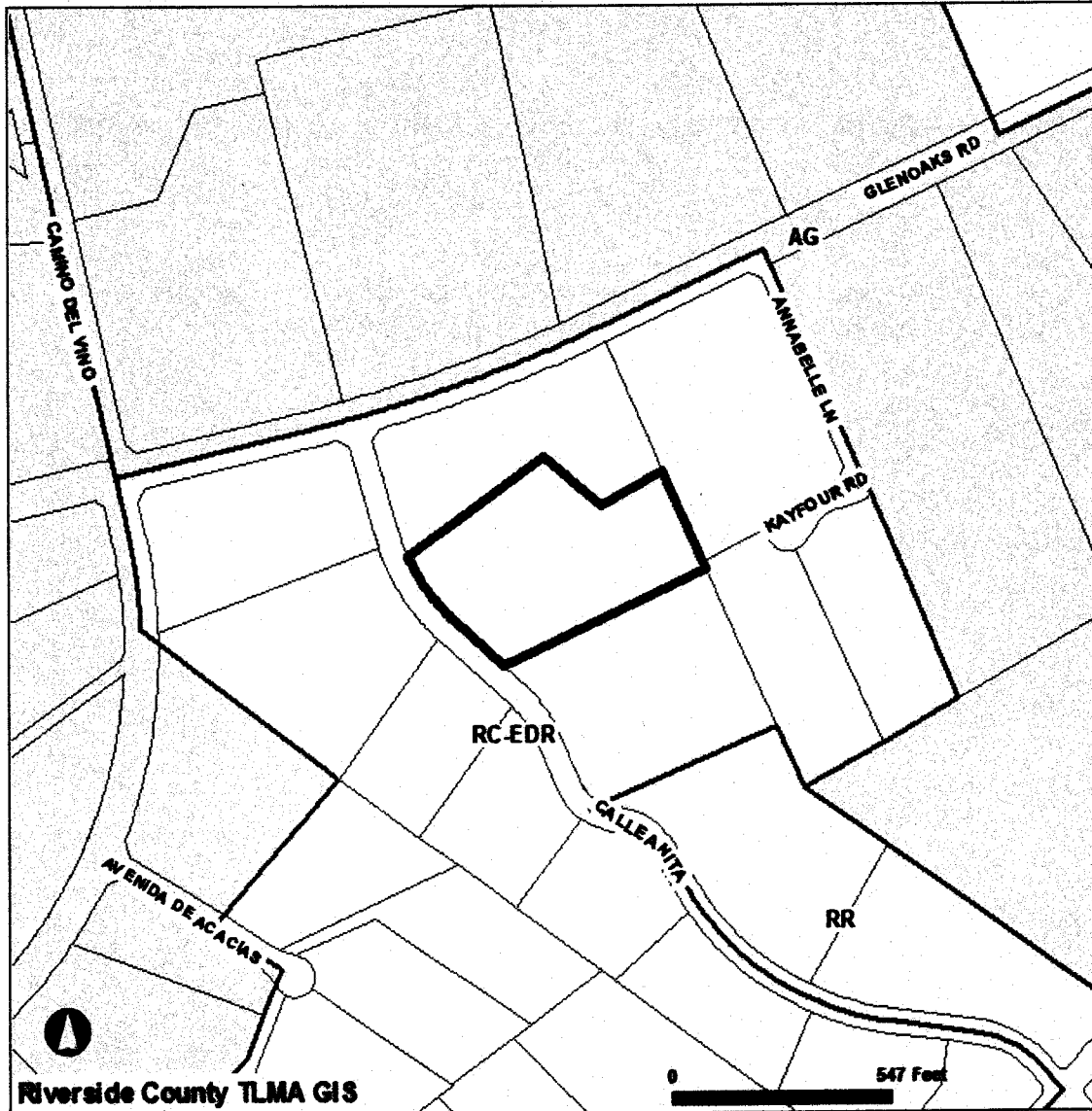
OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

941-200-028
39398 CALLE ANITA
TEMECULA, CA. 92592

HOFFMAN



Selected parcel(s):
941-200-028

IMPORTANT

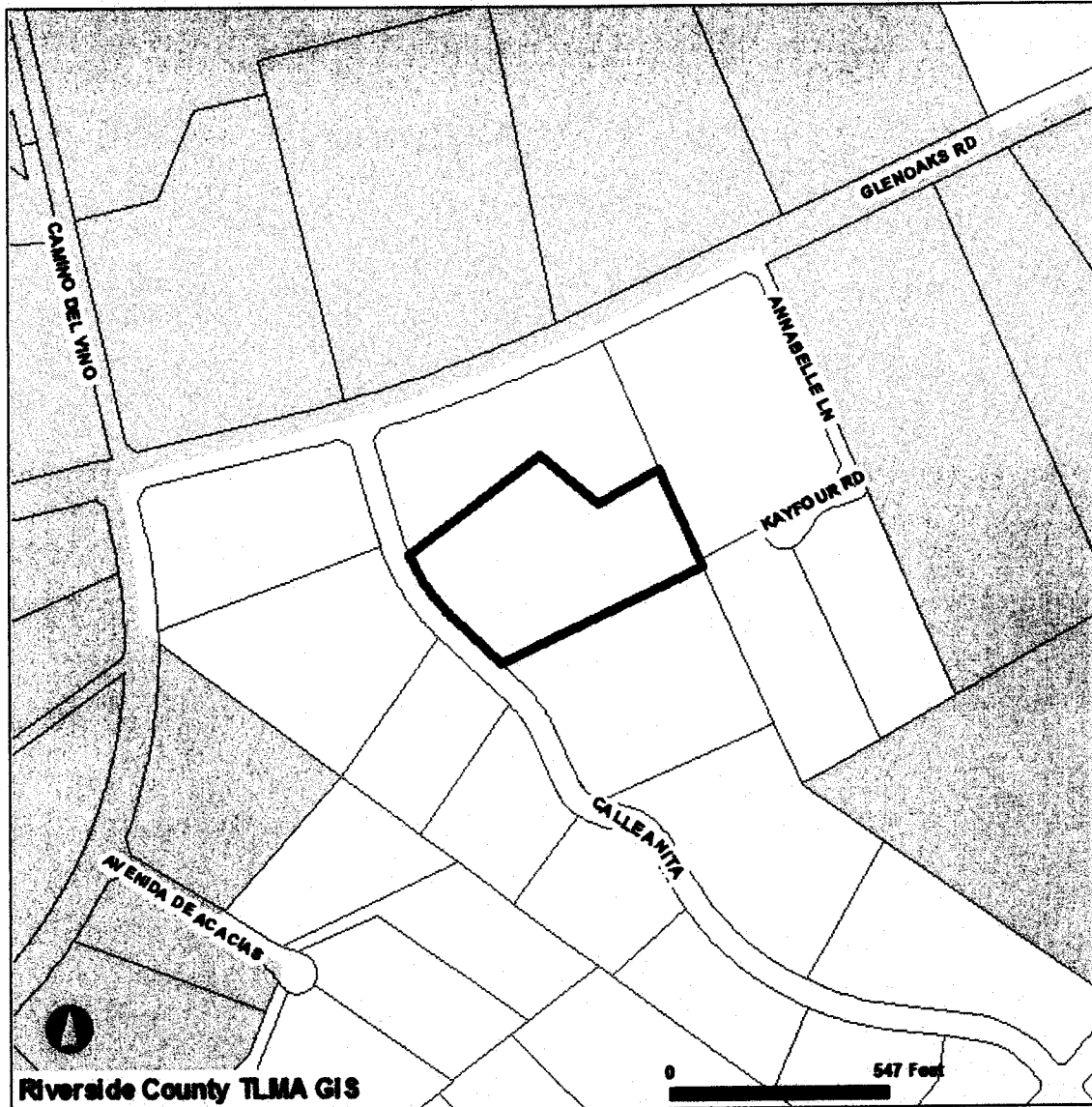
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REPORT PRINTED ON...Wed May 8 15:54:35 PDT 2013

Version 130225

CN

HOFFMAN



Selected parcel(s):
941-200-028

IMPORTANT

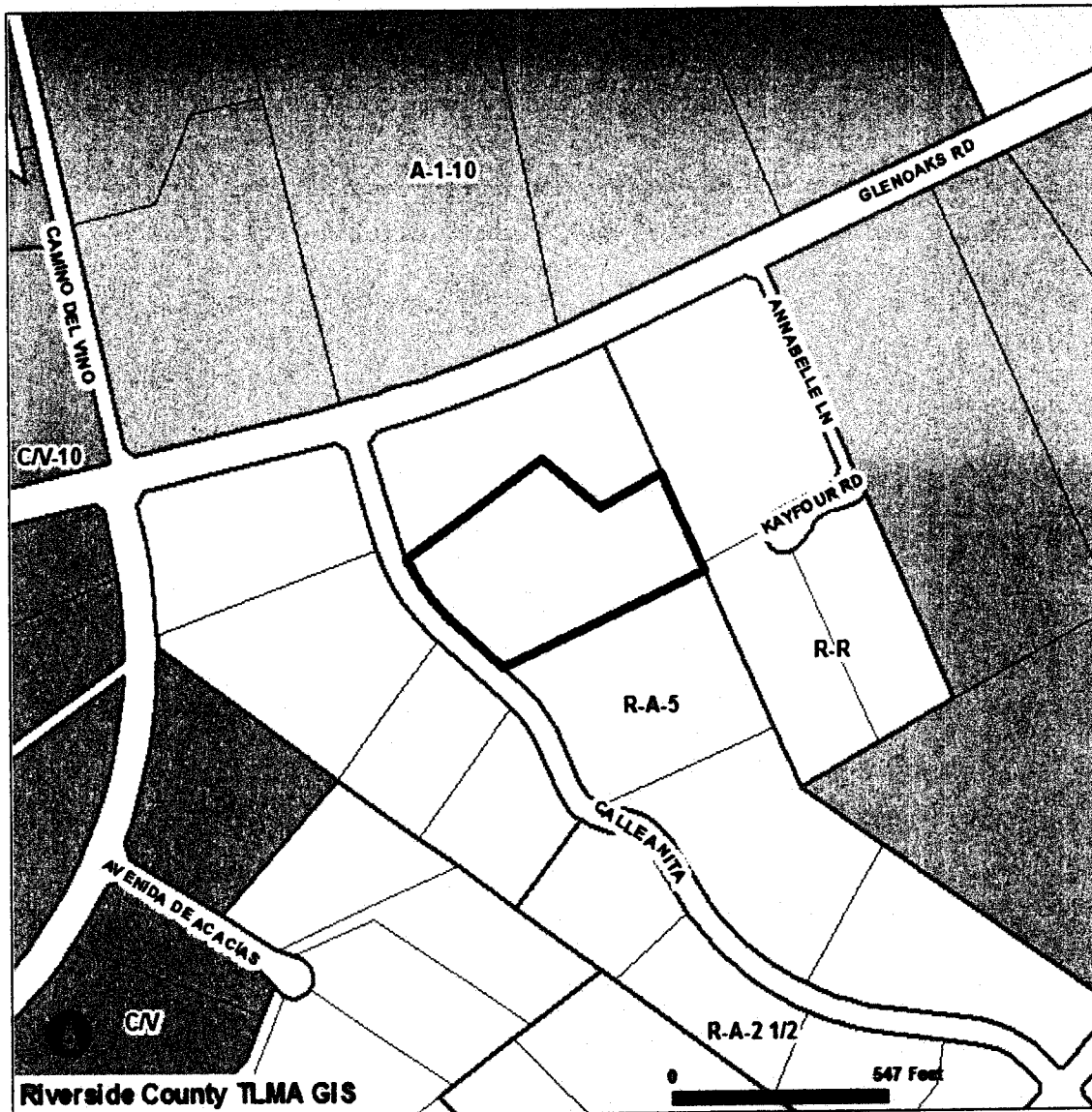
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REPORT PRINTED ON...Wed May 8 15:52:55 PDT 2013

Version 130225

CV

HOFFMAN



Selected parcel(s):
941-200-028

IMPORTANT

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REPORT PRINTED ON...Wed May 8 15:53:39 PDT 2013

Version 130225

CV

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

We urge you today to restore those segments.

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

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

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

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

Respectfully yours,



Gil Pankonin, President, Rancho California Horsemen's Association

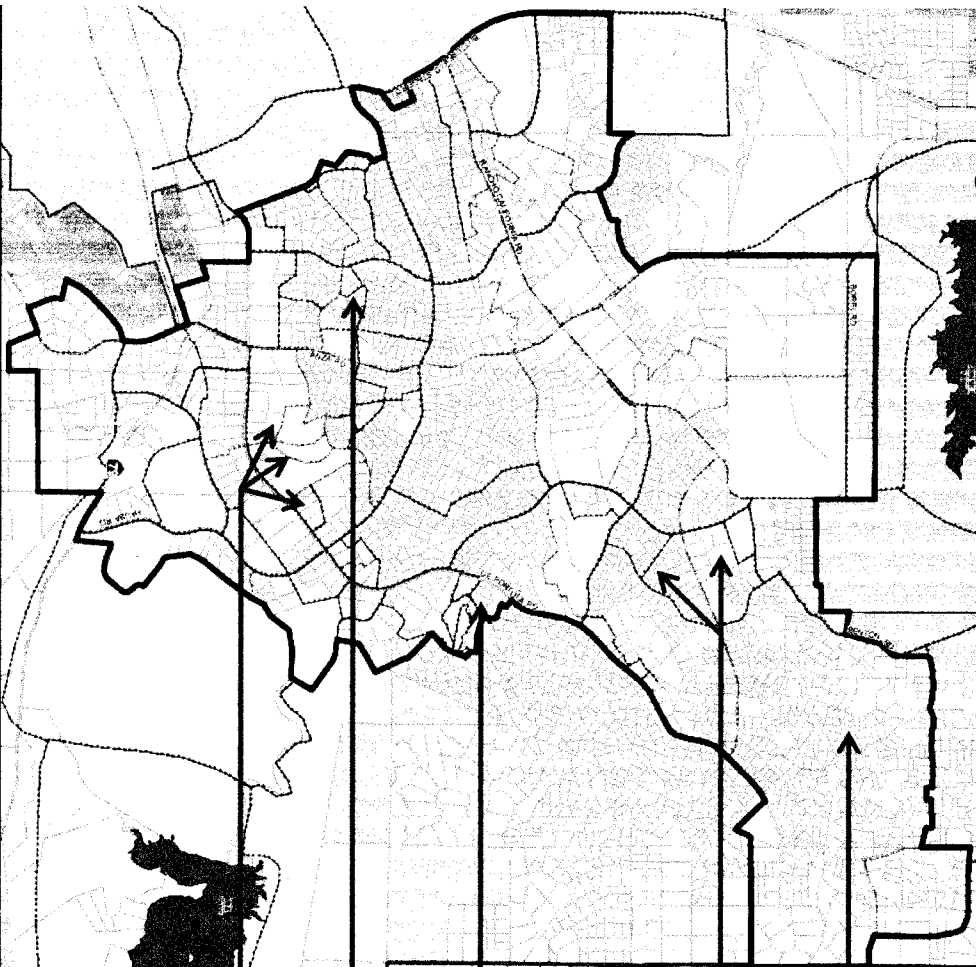


PLANNING COMMISSION
PLANNING DEPARTMENT

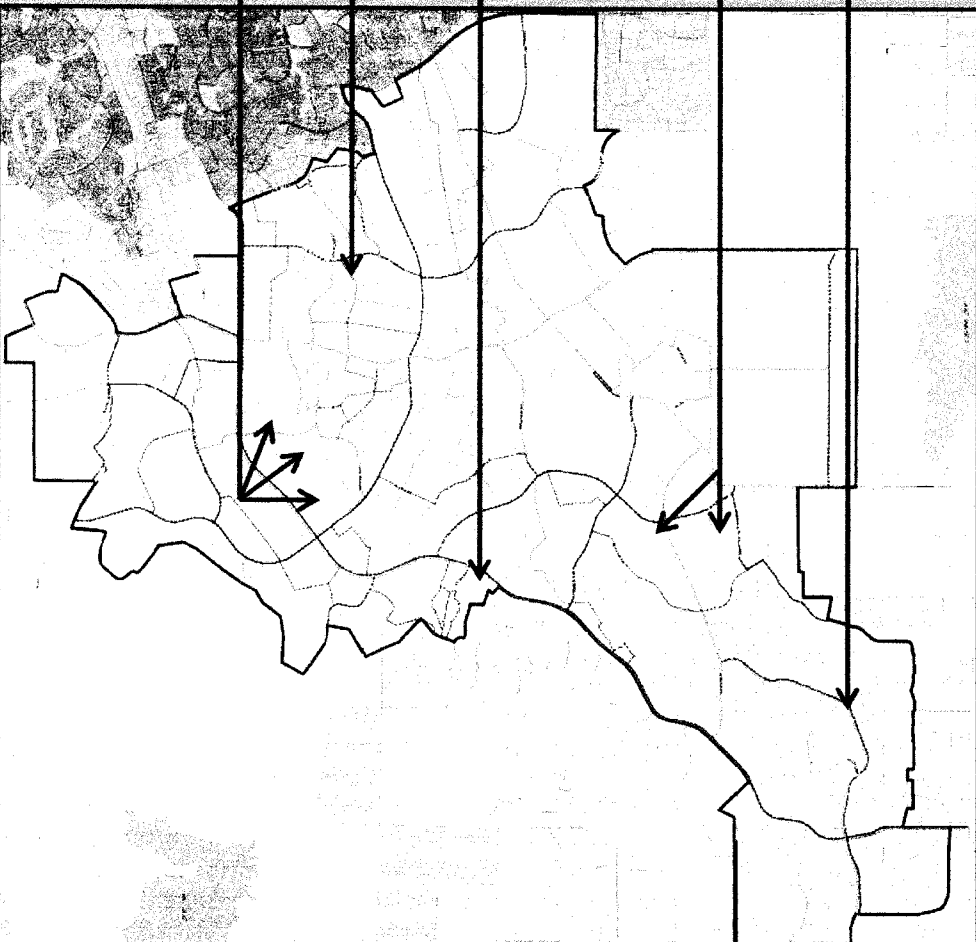
Wine Country Community Plan – Outstanding Issues

December 19, 2012

Existing Proposed Trails Network



Modified Trails Network





MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.

September 24, 2013

Frank Coyle
Deputy Director
Planning Department
Transportation Land Management Agency
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Subject: Wine Country Community Plan
Item 16.3 Board Agenda 9/24/13
Request for Boundary Modification
Haddad MDMG, Inc. Job #1509
APN 943-140-009 & 010
Calle Contento & Vista Del Monte Road

Dear Mr. Coyle,

As previously discussed with you and Ms. Barnes, we hereby request the subject parcels be removed from the Wine Country Policy designation.

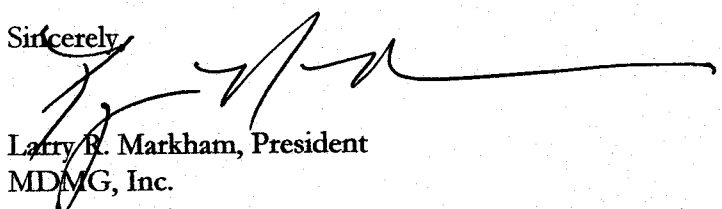
The subject property is not presently in the C/V Policy Area and is currently designated Rural Community-Estate Density Residential (2 acre minimum) and is zoned R-A-5 and is surrounded by existing and proposed residences in the City of Temecula and the County, zoned R-1, R-A-2 and R-A-5.

The parcels immediately to the west are recommended for removal from the WC Plan by the Planning Commission and we would request the same consideration.

The subject parcels are greatly impacted by the headwaters of a major tributary of Santa Gertrudis Creek, making the majority of the site unsuitable for vineyards and wineries.

Attached you will find exhibits depicting the existing parcels and proposed boundary changes.

Sincerely


Larry R. Markham, President
MDMG, Inc.

Cc: Olivia Barnes, 3rd District Staff

Attachments:

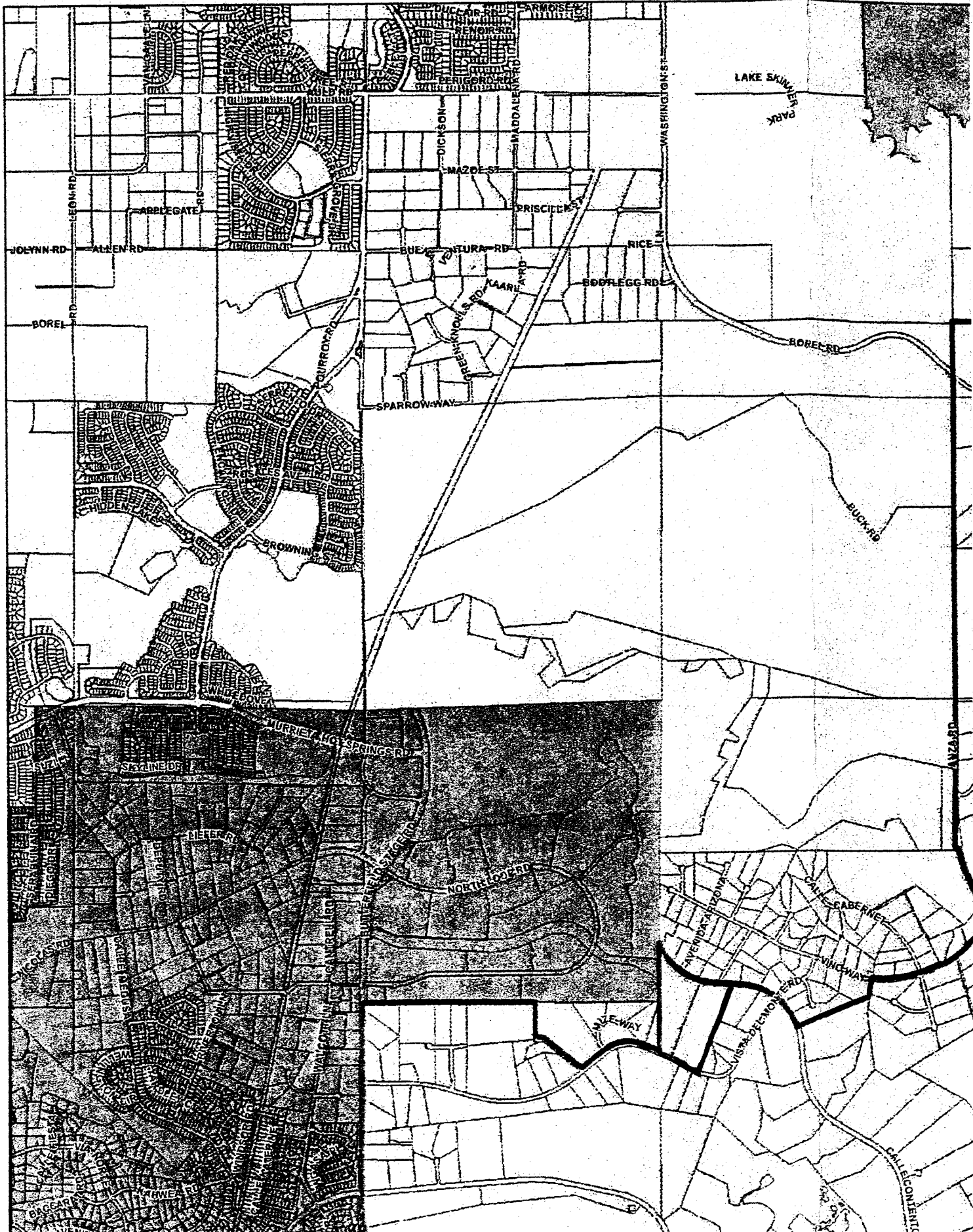
41635 Enterprise Circle North, Suite B

Temecula, CA 92590-5614

(951) 296-3466

Fax: (951) 296-3476

www.markhamdmg.com



LAKE SKINNER PARK

LEONARD

ARDEGATE

JOLYNN RD

ALLEN RD

DICKSON

MAZOE ST

PRISCILLA

BUE

NATURA RD

RICE LN

BOFFLEGG RD

BORE RD

QUIRRO RD

SPARROW WAY

BORE RD

BUCK RD

BROWNING

MURRIET HO SPRING RD

SKLINE DR

DIETER

FRANCISCO

NORTH HOOP RD

VIEW WAY

CALLE CABERNET

WINDWAY

VINSA FERNON RD

DISNEY

ANZA RD

CALLE CONTINENTAL

HADDAD



Selected parcel(s):
943-140-009 943-140-010

IMPORTANT

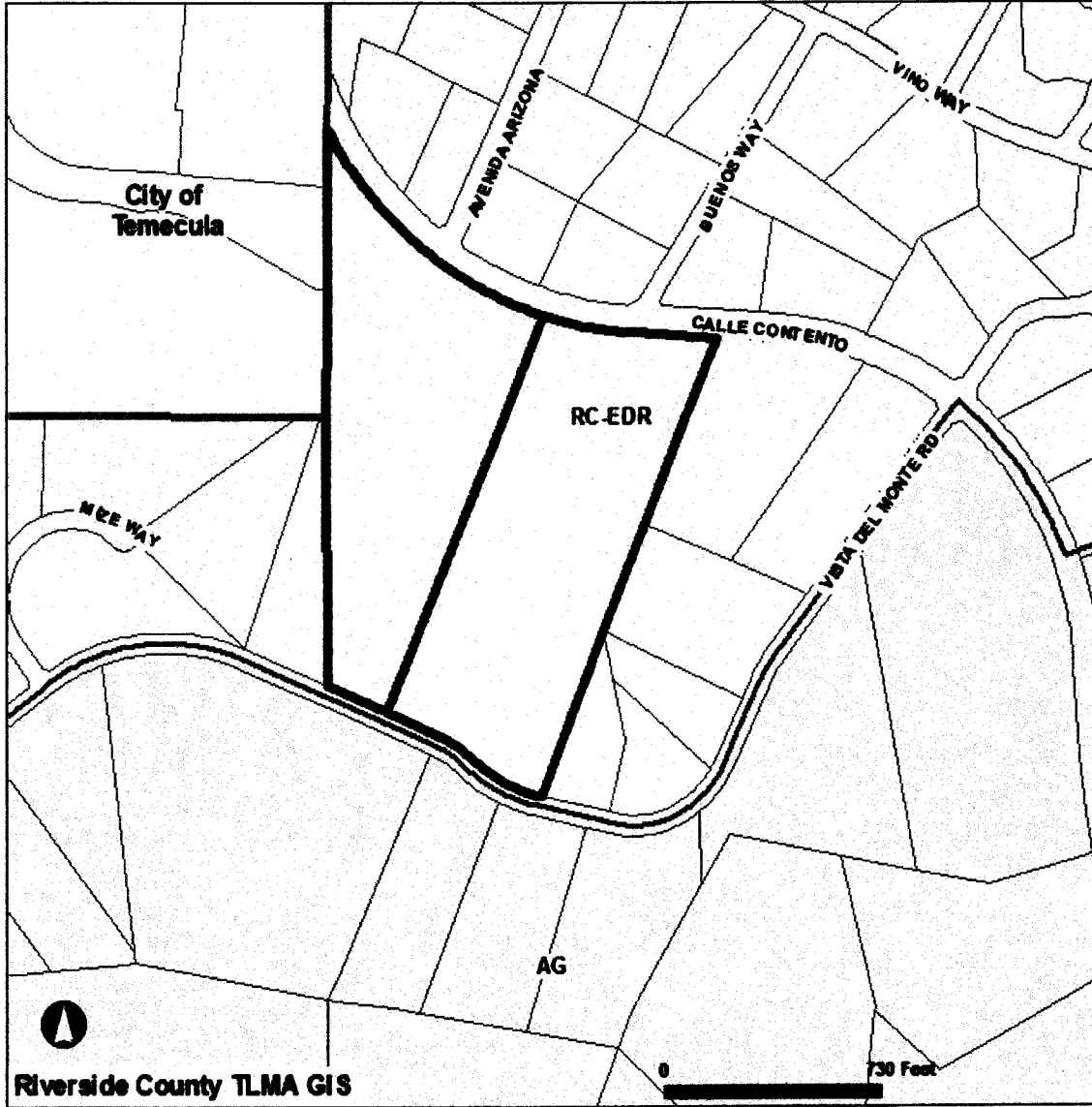
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REPORT PRINTED ON...Tue Sep 24 10:08:43 PDT 2013

Version 130826

2011 AERIAL

EXISTING GEN PLAN



Selected parcel(s):
943-140-009 943-140-010

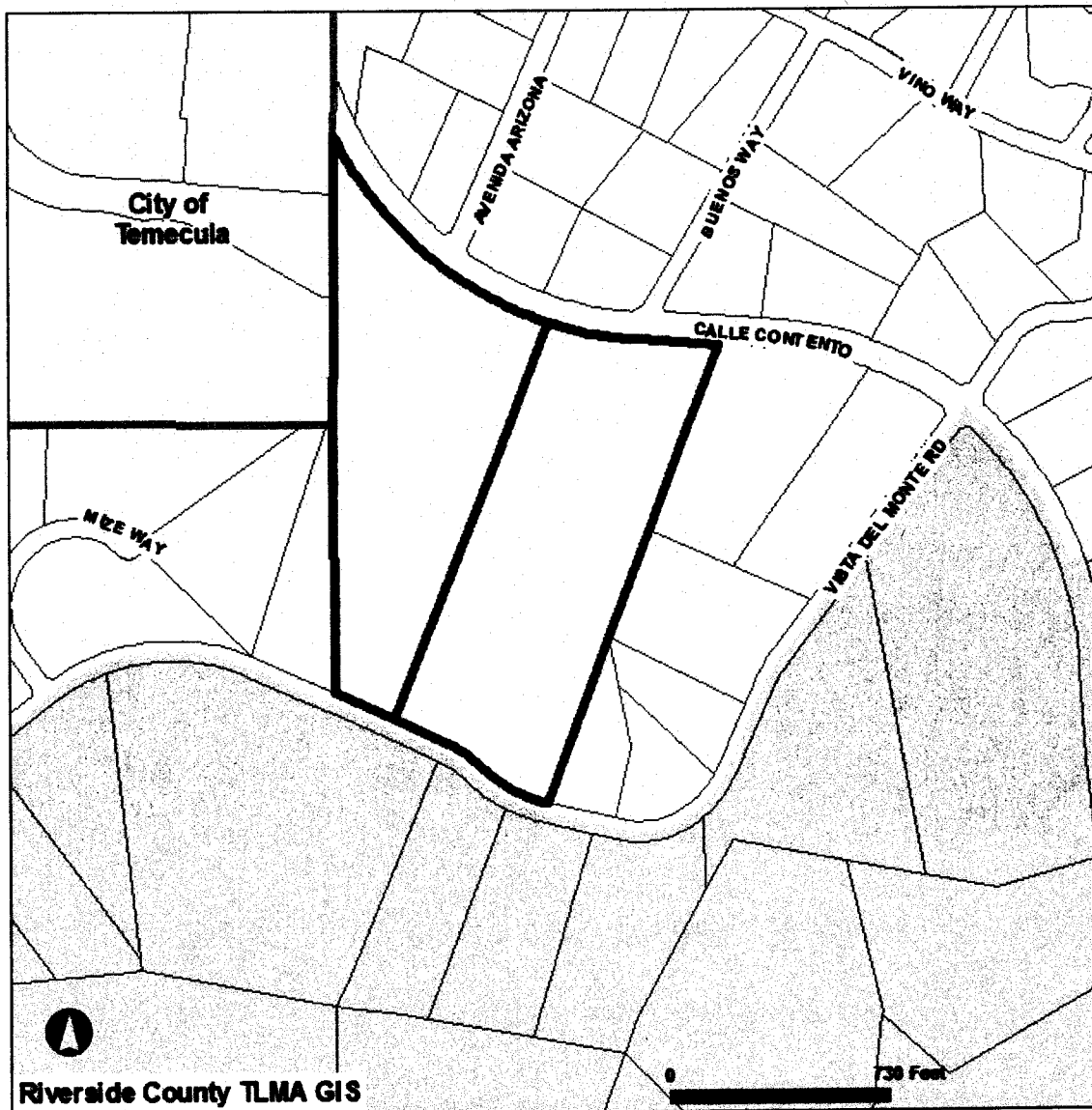
IMPORTANT

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REPORT PRINTED ON...Tue Sep 24 10:05:10 PDT 2013

Version 130826

EXISTING C/V POLICY AREA



Selected parcel(s):
943-140-009 943-140-010

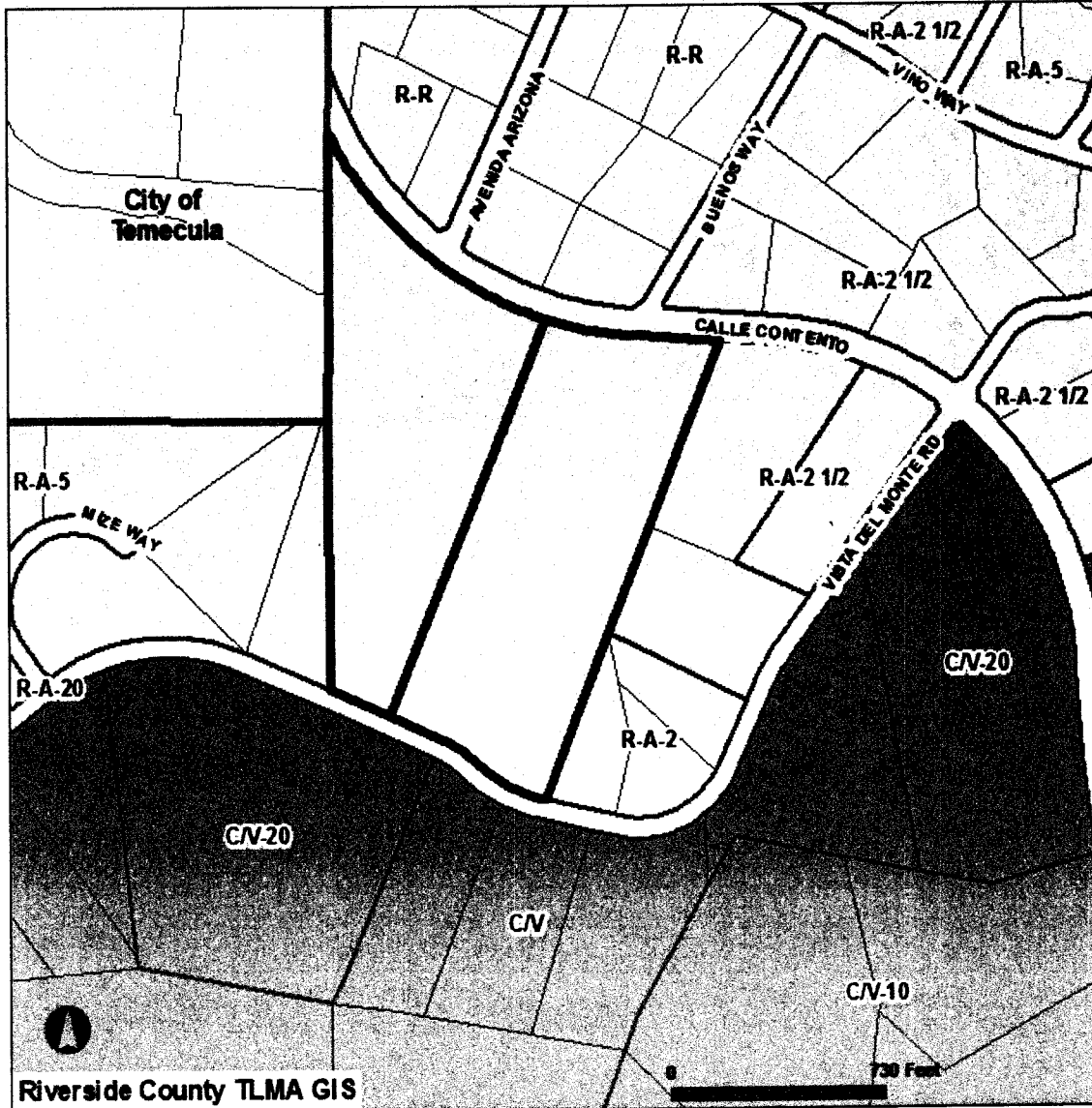
IMPORTANT

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 Sep 24 09:44:15 PDT 2013

Version 130826

EXISTING ZONING



Selected parcel(s):
 943-140-009 943-140-010

IMPORTANT

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REPORT PRINTED ON... Tue Sep 24 10:06:45 PDT 2013

Version 130826

Flood Plain



Selected parcel(s):
 943-140-009 943-140-010 943-140-011

FLOOD ZONES

SELECTED PARCEL
 PARCELS

INTERSTATES
 FLOOD ZONES

HIGHWAYS

CITY

IMPORTANT
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MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.

September 24, 2013

Frank Coyle
Deputy Director
Planning Department
Transportation Land Management Agency
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Subject: Wine Country Community Plan
Item 16.3 Board Agenda 9/24/13
Request for Boundary Modification
Adobe Land, LLC MDMG, Inc. Job #1516
APN 927-280-037, 039 & 040
DePortola Road at Oak Mountain Road

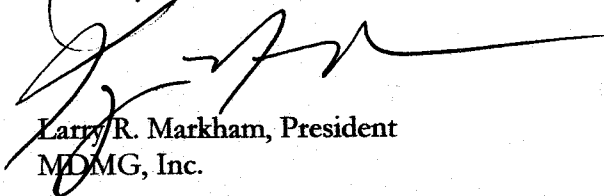
Dear Mr. Coyle,

As previously discussed with you and Ms. Barnes, we hereby request the subject parcels be moved from the Wine Country-Equestrian designation to the Wine Country-Winery designation. Portions of parcels 039 & 040 are already planted in vineyard, in addition to a plant nursery use. Parcel 037 has been purchased, to achieve a total of 20 gross acres, to provide for a future winery use.

The subject parcels are not suitable for equestrian uses but do provide land suitable for additional vineyard plantings and a future winery.

Attached you will find exhibits depicting the existing parcels and proposed boundary changes.

Sincerely,



Larry R. Markham, President
MDMG, Inc.

Cc: Olivia Barnes, 3rd District Staff

Attachments:

41635 Enterprise Circle North, Suite B

Temecula, CA 92590-5614

(951) 296-3466

Fax: (951) 296-3476

www.markhamdmg.com

ADOBE LAND



Selected parcel(s):

927-280-037 927-280-039 927-280-040

IMPORTANT

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REPORT PRINTED ON...Tue Sep 24 09:10:21 PDT 2013

Version 130826

2011 AERIAL



9/24/2013 Board of Supervisors Public Hearing

Agenda Item # 16.3

The attached packet includes public letters received for the Temecula Valley Wine Country Community Plan after posting of the Form 11, Staff's presentation for responses to letters, and County of Riverside Transportation Department's response to City of Temecula.

clerk's copy

Submitted by _____
9/24/13 Item 16.3
(date)

FALKNER WINERY

September 16, 2013

Riverside County Board of Supervisors
Board of Supervisors
County of Riverside
4080 Lemon Street
1st Floor
Riverside, CA 92501

RE: Wine Country Plan

Gentleman:

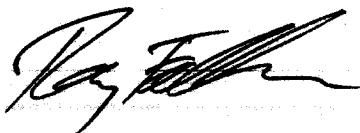
Falkner Winery is located adjacent to the proposed "donut hole" built into the new Wine Country Plan. It is both difficult for me to understand as well as unacceptable to me that you would approve any plan that changes the zone next to my property without extensive consideration of the impact on my winery and the neighborhood. **Therefore, I urge you to vote against the Wine Country Plan unless the "donut hole" is stricken from the Plan.**

Calvary has tried for three years to establish a project next to my winery that included both a mega church and a school. In all cases it has been struck down. Residents, wineries, and growers have consistently stated that they do not want scarce farm land used for any churches or schools. But that is not all. The same groups resist hospitals, supermarkets, fast food outlets, gas stations, and numerous other establishments that are beneficial to the average residential community. It was with this understanding that my wife and I purchased our winery 13 years ago. To change this by a deceptive ordinance such as this that moves every other business entity within 5 square miles into new zones and then maintains a separate zone just for Calvary is unlawful.

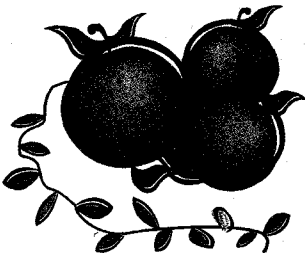
The approach I recommend is for an amendment to the Wine Country Plan that eliminates the "donut hole" and subsequent approval of the resulting Plan. Calvary will maintain their land rights by subsequent Planning Commission and Board of Supervisor meetings with the intent of amending the new Wine Country Plan to allow for churches and schools. **They should be attempting to amend the entire zone in which we all live and work not just a single parcel to which they are the only establishment.** As I am sure you are well aware, if even a single church or school is allowed, it will open the door to other churches and schools to sue under religious discrimination in order to locate in Wine Country.

I urge you to take sufficient time to consider the impact on Wine Country if the proposed Plan is accepted without modification. Please do not approve the current Plan as it is currently written.

Sincerely,



Ray Falkner, Co-Owner



Rancho California Highlands Association



Board Members:

Maria Jones	- President	(951) 695-3691	Jo-Ann Doran	- Vice-President	(951) 302-5315
Gary Baker	- Treasurer	(951) 719-0278	Don Bearse	- Director	(951) 302-3490
Michelle John	- Secretary	(951) 285-0310	John Mueller	- Director	(951) 775-0259

September 18, 2013

VIA Email

Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409, 4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

RE: Comments for Board of Supervisors Meeting scheduled for September 24, 2013 for the Wine Country District Proposal

Dear Mr. Coyle,

The Rancho California Highlands Association is an organized HOA located in the northeast Residential District of the proposed Wine Country District proposal and comprises 56 home and lot owners bordered by Mesa Road, Glenoaks Road, DePortola Road and Camino Sierra Road.

The Board of Directors appreciates the opportunity to have been part of the planning process to date and endorses and supports the proposal with the following exceptions and comments in response to the Final Staff Report Attachment A:

1. A. The Board is very much opposed to any Commercial Winery of any acreage operating with a sampling room in the Residential Zone. The distinction of the Winery District from the Residential District seemed to appear to substantially contain commercial winery activity in the Winery District. Traffic and public safety is a great concern for the homeowners in the Residential District and the additional drivers, some of whom have probably been drinking, driving on these narrow roads is disconcerting. One only need remember the absolute gridlock on Mesa Road during the 2003 wildfire to share this concern. Horse trailers and homeowners competing to get back to their residences or out of the area created a standstill. Thankfully the wind took the fire east instead of west. The commercial activity including tasting rooms brings additional traffic and

Mailing Address: RCHA, c/o McGowan, 39630 Kapalua Way, Temecula CA 92592

Email: tom@kapaluaway.com

Cell: (951) 285-0310

September 23, 2013

those activities should, in our opinion, be confined to the Winery District. We also question the five acre minimum for Commercial Wineries. Kapalua Way in our association, as an example is a ¼ mile long narrow cul-de-sac with six five acre parcels. If this part of the proposal stands, would it mean that six Commercial Wineries could be created? Given our acquaintance with wine country, we suggest that 10 acre Commercial Wineries contained in the Winery District would best serve the entire district.

2. B. The Board has no objection to Production Wineries in the Residential District as long as there are no tasting rooms and no attendant commercial activity which would attract additional traffic.
3. H. The Board objects to any wine club activity in the Residential District.
4. M. The Board objects to the lot size minimum of twenty acres and would request that the minimum lot size revert to the original 5 acre minimum submitted by the task force to the Planning Commission. This proposal was designed to include the interests of all stake holders in a balanced blend of harmonious rural living, winery commercial and leisure activity, recreational and equestrian enjoyment. We submit that a 20 acre residential minimum upsets the intended balance and blend in favor of commercial and strongly request that this be changed. Additionally, we submit that existing lots of less than 15 acres should be allowed to subdivide into 5 acre minimum lots without the requirement of 75% planting of vines.
5. N. The Board respectfully but strongly objects to the case by case determination as the primary criteria for determining amplified outdoor music. The Board submits that this allows too much subjective judgment and would be constantly changing as a standard. The Board requests that the standard be that all amplified music be contained in a permanent indoor facility. On a limited number of special occasions in the course of a year, a special events facility such as Southcoast, Wilson Creek or Thornton could apply for special event license for an outdoor concert. The topography of wine country is such that sound echoes throughout the valley and, as stakeholders, residents are entitled to quiet enjoyment.
6. Table N. The Board strongly objects to the reference to the 10 small wineries in the Residential District having sampling or tasting rooms.

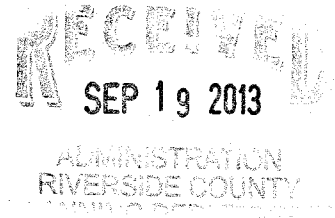
Thank you for your consideration.

Sincerely,

Tom McGowan
For the Board

GLENOAKS RANCH, LLC
c/o 12132 Woodlawn Avenue
Santa Ana, CA 92705

MARILYN D. MARTIN-CULVER
20623 Amhurst Drive
Walnut, CA 91789
909-319-6886



VIA OVERNIGHT MAIL AND EMAIL

September 18, 2013

Mr. Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Comments on Proposed Temecula Valley Wine Country Community Plan Project
(Public Hearing Set for September 24, 2013 at 1:30 p.m.)

Dear Mr. Coyle and Riverside County Board of Supervisors,

I am a member of Glenoaks Ranch, LLC, pursuant to which I have an ownership interest in multiple parcels located within the Glenoaks Ranch Estates community in Temecula, including:

APN 924-240-043
APN 924-170-025
APN 924-170-026
APN 924-170-027
APN 924-170-030
APN 924-170-032
APN 924-240-027
APN 924-240-028
APN 924-240-031
APN 924-240-032

On behalf of myself and on behalf of all of the members of Glenoaks Ranch, LLC, I make the following comments on the proposed Temecula Valley Wine Country Community Plan Project (the "Project"):

Noise and Lighting Issues: The Project does not adequately address the disturbing noise and lighting that will be generated by the implementation of the Project, including, but not limited to,

Mr. Frank Coyle and Riverside County Board of Supervisors

September 18, 2013

Page 2

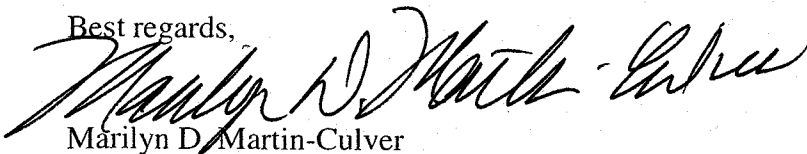
amplified music from events held at commercial wineries and hotels. As you are aware, noise travels far in the Temecula area, and music and other sounds generated by events held at commercial wineries and hotels will significantly impair the rights of other property owners in the area to quietly enjoy their properties – especially residential property owners. In particular, amplified music should not be permitted at outdoor events, but should be limited to indoor venues. In addition, outdoor events that utilize non-amplified music and/or utilize significant outdoor lighting should be limited to geographic areas of the Project that minimize their impact on surrounding property owners, and such outdoor events should be limited to the hours between 4 p.m. and 11 p.m. The rural character of Temecula and the rights of area property owners to enjoy their properties in relative peace will be destroyed if noise and lighting issues are not adequately addressed by the Project. It is not adequate for the Project to attempt to address noise issues on a case-by-case basis. It is important that clear standards be adopted for the protection of all interested and affected persons.

Traffic and Parking Issues: The Project does not adequately address the additional traffic and parking impacts of the Project. It is essential that every winery, hotel, and other business encompassed by the Project be required to provide adequate off-road parking. If wineries, hotels, and other businesses are not required to provide adequate off-road parking under the Project, then business patrons will park along the sides of the roads, in private driveways, and/or in the entryways of gated communities like Glenoaks Ranch Estates, creating severe traffic congestion and serious safety hazards to business patrons and Temecula residents alike.

Tasting Rooms in Wineries in Residential Zones: The Project appears to permit production wineries on 5 acre lots to have tasting rooms. Tasting rooms should not be permitted in residential zones. Among other things, permitting tasting rooms in residential zones would create levels of automobile traffic, foot traffic, noise, and parking impacts that would be disturbing to area residents and would be inconsistent with residential uses.

If you have any questions regarding any of the above comments, please do not hesitate to contact the undersigned.

Best regards,



Marilyn D. Martin-Culver
Member, Glenoaks Ranch, LLC

Stephen M. Tapley
41275 Via Del Toronjo
Temecula, CA 92592-8398
951 302-1806
steve@tapley.biz

VIA EMAIL & HAND DELIVERY

September 23, 2013

Mr. Frank Coyle, Deputy Director (Project Manager)
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Comments on Proposed Temecula Valley Wine Country Community Plan Project
(Public Hearing Set for September 24, 2013 at 1:30 p.m.)

Dear Mr. Coyle and Riverside County Board of Supervisors,

My wife Cheryl and I own and live in our home we built in 2001 which is located in the private gated community of "Glenoaks Ranch Estates" and we are very concerned about the commercial activity encroaching on our property where we built our home in quiet rural citrus grove which we purchased nearly 20 years ago.

Our privacy in invaded several time every month with low flying Hot Air Balloons (see attached photos) and now you want to expand the exposure to additional commercial activities that will further invade our privacy and security.

We would like the Board to consider these concerns we and other local residents have on the proposed Temecula Valley Wine Country Community Plan Project.

Noise and Lighting Issues: The Project does not adequately address the disturbing noise and lighting that will be generated by the implementation of the Project, including, but not limited to, Amplified music from events held at commercial wineries and hotels. As you are aware, noise travels far in the Temecula area, and music and other sounds generated by events held at commercial wineries and hotels will significantly impair the rights of other property owners in the area to quietly enjoy their properties – especially residential property owners. In particular, amplified music should not be permitted at outdoor events. Rather, amplified music should be contained indoors in permanent facilities. In addition, outdoor events that utilize non-amplified music and/or utilize significant outdoor lighting should be limited to geographic areas of the Project that minimize their impact on surrounding property owners, and such outdoor events

Mr. Frank Coyle and Riverside County Board of Supervisors

September 23, 2013

Page 2

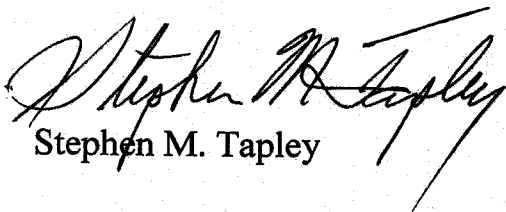
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Traffic and Parking Issues: The Project does not adequately address the additional traffic and parking impacts of the Project. It is essential that every winery, hotel, and other business encompassed by the Project be required to provide adequate off-road parking. If wineries, hotels, and other businesses are not required to provide adequate off-road parking under the Project, then business patrons will park along the sides of the roads, in private driveways, and/or in the entryways of gated-entry communities like Glenoaks Ranch Estates, creating severe traffic congestion and serious safety hazards to business patrons and Temecula residents alike.

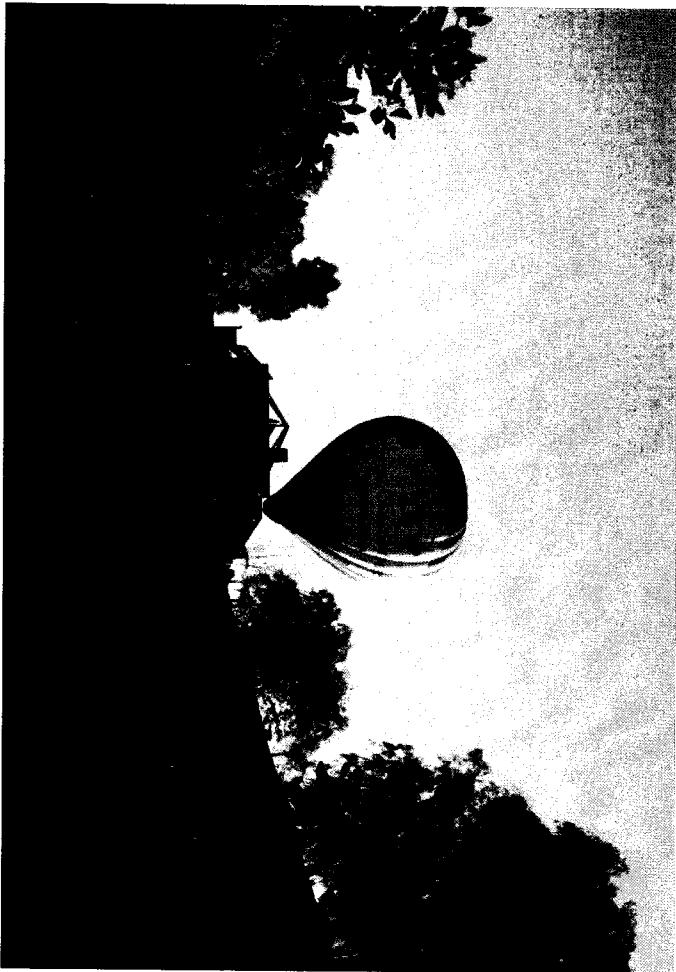
Tasting Rooms in Wineries in Residential Zones: The Project appears to permit production wineries on 5 acre lots to have tasting rooms and to allow tasting rooms in residential zones. Tasting rooms should not be permitted in residential zones. Among other things, permitting tasting rooms in residential zones would create levels of automobile traffic, foot traffic, noise, and parking impacts that would be disturbing to area residents and would be inconsistent with residential uses.

Please consider these issues like you would if you lived near all the commercial venues that are proposed. We built our retirement home to get away from the traffic and noise. Thank you for your consideration.

Sincerely,



Stephen M. Tapley

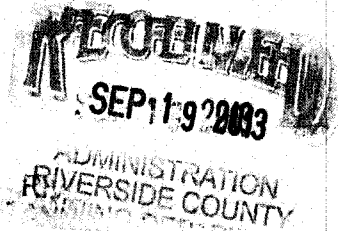


Susan & Robert Coake

September 16, 2013

VIA CERTIFIED MAIL

Frank Colye, Deputy Director
County of Riverside, Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



Dear Mr. Coyle,

This letter is regards to the Southwest Area Plan (hereinafter, "SWAP") and the requirement to put comments and written testimony into written format and submit same to you by September 19th, 2013.

As a resident of the proposed SWAP, my family and I have been both put at risk of physical health, personal and property safety by massive amounts of dust/feces clouds of dust blanketing our home and property and multiple intruders on our personal and private land for family use.

To explain in detail, Green Acres Ranch, Inc., 35750 De Portola Rd., Temecula, CA 92592 has since the beginning of this year, started to heavily use our A-R 2.5 zoned residential property and a neighbors vacant land zoned RR for the commercial horseback rides. So much so, that on a conservative average, we are having about 100 horseback rides PER WEEK equaling 5,200 people per year (and remember...this is a very conservative number the number is closer to 150 people) causing un-breathable air from their dust and horse feces, flies that are ruining my agricultural grove and the entire family has sore throats and nasal congestion. My middle child also has asthma and can't even go outside. When we went to the ranch and asked them to stop using our property for their commercial horseback rides, the owner and the employees stated the SWAP as their means to use our property and others. Because of the volume of people (400 plus) per month trampling through our residential area, we have had 5 separate incidents of intruders on our property that have accessed our barns, tried to open doors and scared our family with flashlights all lover our property at all hours of the nights. They said this land deal lets commercial properties use anyone's residential lands. We fenced off our property where they horseback company left a huge 5-foot dirt road through our land and posted No Trespassing signs only to have them continue their rides by going around our notice and trampling our sprinkler heads. Since they feel they have carte blanche with the new proposals, if other horse ranch companies follow suit, will I have 15,000 visitors to my home per year? The list will go on and on if safe guards are not put into place to protect homeowners and limit commercial use.

Respectfully, we purchased our home to raise our family and have a small family grove/vineyard. We did not purchase a home in a NEIGHBORHOOD to have thousands of people run through our yard. We expected and expect quiet enjoyment and a quality of life and air to breathe.

It is imperative to have community support for your Program. You need to consider the impact of commercial businesses being able to use residential and agricultural land and no limits or caveats. If a

construction site can be shut down from dust, what can we do to the county of Riverside when it is making us enable to have clean, quality air and safety?

I am attaching a few photos of many photos and videos of the poor air quality and the dust/feces clouds that are made from the commercial business. I also have videos of them bypassing our no trespassing signs and saying that it is their land from SWAP.

If necessary, I will go to the ends of the earth with my videos and pictures to all the news agencies and the like to protect me and my family's health and personal safety. I am sure these videos/pictures are compelling enough to get every environmental agency group known to man out in wine country.

Please contact me if you choose to come up with a solution of your not-so-thought-out plan of the impact of commercial "do whatever you want" businesses will do to the families that purchased in WINE country not HORSE commercial country. If we get sick or hurt, the county will be the one receiving the bill.



Sincerely,

Susan Coake

APN: 927110014

35455 Via Sol Vista

Temecula, CA 92592

951-201-1074

OVERVIEW OF CURRENT DAMAGES AND ASSUMED DAMAGES TO PROPERTY OWNERS BY PROPOSED WINE COUNTRY PLAN

Exhibit "A". Map of proposed area. The "Open Trails" are through and behind our neighborhood homes and are barely used by residents. Less than 15% of our residents own horses. This area buffers many family homes with non-commercial use. We have photos attached from our purchase of our home in February, 2011 and we have spent and permitted over 150K in improvements. The DVD attached shows the former little use and the small amount of trails that is also a Species Habitat from February, 2011 and the now environmentally damaged trails that we have currently have to date. The highlighted area is the trails that are allotted in the Plan that will send tens of thousands of commercial horseback rides per year through our back and fronts of our properties. My home will be almost surrounded.

Exhibit "B". The past and current criminal, health, property and emotional damage this proposed Plan has caused my family by others known and not known to me putting the Plan to action now.

Exhibit "C". The proven mathematical estimate of the amount of tourists this Plan will bring through our homes per year.

Exhibit "D". List of all Yellow Pages of horseback riding lessons in the direct area in question (16).

Exhibit "E". A Form 602 (NO TRESPASSING ORDER) filed by Susan Coake, homeowner.

Exhibit "F". Valley News article that proves the mathematical numbers and the already advertised commercial riding trails now commencing through our property(ies).

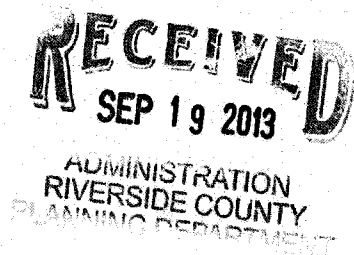
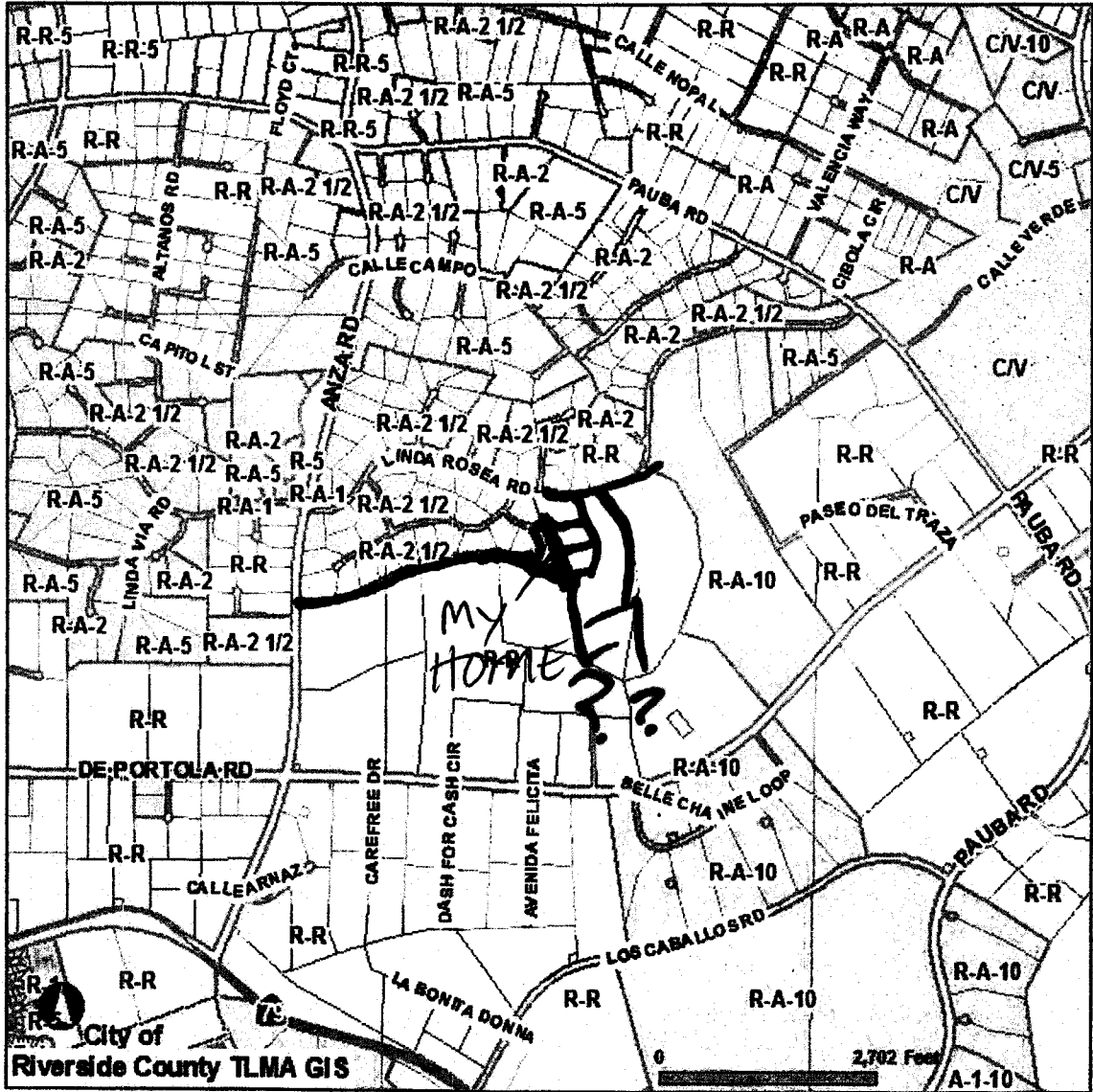


EXHIBIT "A"

Neighborhood of Vista de los Caballos is directly affected by Proposal



Selected parcel(s):
 927-110-014

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... Mon Sep 16 18:58:25 PDT 2013

Version 130826

Family neighborhoods for non commercial use and for family enjoyment will be grossly affected by air quality and vandalism/theft

Exhibit "B"

The Wine Country Community Plan has already caused and is currently causing our family physical, emotional and financial harm. We have pictures and video presented to you and the public that show drastic deterioration of our quality of life that will tell the compelling evidence that what is being sold to residents and the community is not all that it seems and whomever did the studies on the impact of the proposal grossly misjudged the environmental and economic impacting on now recovering home values. What we are really getting is a county managed open trail system that is country wide open to full commercial horseback riding companies and more. This "Plan" which is currently and actively destroying my property, property value (and for neighbors), health, and causing crime on my property. I have picture proof today that the trails they are "claiming" for all parties involved for their personal and financial enjoyment didn't even exist two years ago and proof that commercial horseback riding was not done on my property or in our neighborhood until June of 2011 and this has destroyed our quality of life and the environment around the area. I have also been harassed by this large business that is already using our property and touting this "Plan" as their cause of action. We have days on end of 500'+ of giant dust clouds of dirt and feces.

I drove into beautiful Wine Country for the first time 7 years ago after living in several cities in Riverside County. My family and I are from the east coast and we really loved the lush, green landscape that Wine Country offers and really made us feel at home. The really genuine and friendly southern Californian's that we encountered made us want to stay forever and after many travels for our careers, we planted roots. We knew by the many signs dotted throughout the area that we were in Wine Country and not Horse Country. We enjoy everyone's right to horses and we have had a lot of enjoyment ourselves with them but didn't want to live in a mostly commercially horse dominated community. Not that it's bad...just not for us. I am now physically handicapped and my home is 100% accessible for me which is hard in southern California with all the two story homes.

We have been caused extreme emotional and physical harm by the following multiple that has caused stress and physical division between my children, husband, friends and family and even our pets.

The Valley News on December 30th, 2011 writes: ...Before wineries began dotting the landscape in the 1970's, ranchers raised Arabians amid the rolling hills. Now tourists are discovering a new way to pair horseback riding and wine, two pleasures of this rural countryside that are perfect pairing.

There is one hitch: tourists can't expect to ride, taste, ride, taste. The two local horseback riding companies, Green Acres Ranch and...say that liability insurance prohibits that possibility. But they've come up with the next best thing: ...

The stables offer horseback riding lessons and for the past six months have offered 75-minute trails rides on Fridays, Saturdays and Sundays, leaving at 10 a.m., 11:30 a.m. and 2:00 p.m. ...

...The trail rides at Green Acres travel up into the foothills behind the stables where riders are afforded a 360-degree view of the Temecula Valley...

...Rich says that a handful of riders who've been out...have returned for lessons...

LeFort started her tours with a two-horse trailer and old truck. She has just compiled her numbers for the past year; grand total: 4,200 riders...

You will see in my documentation that far more riders are actually given trail rides throughout the entire week.

We now have intruders and trespassers and friends and family no longer feel safe visiting our home. Below, are some very current examples.

On June 30th, 2013 at approximately 3:30 in the morning the following intruder events occurred in our guest home and documented as follows:

To: wonderwomantkd@hotmail.com
Subject: Re: Address
From: eybsen
Date: Mon, 1 Jul 2013 10:47:31 -0400

Hi Susan,

I was on the road when you sent your e-mail, so I just read it now. Thank you for sharing your home with us. We had a great time (except for the heat :)). One thing that happened, just to let you know, there was a man that rattled the master bedroom door in the very early morning on Saturday nite/Sunday morning. My son's fiancée saw him walking around the property with a flashlight. He was gone when she alerted the rest of us.

On July 3rd, 2013 at 12:00 a.m. (only two nights later) we are now obviously scared that our quiet Temecula that we have known and loved for 7 years had an intruder. Since we don't have a fence or alarm system, we started to patrol the property. While my brother and sister-in-law, John and Debbie Hendrickson were patrolling our property, they saw two people running from our property down into the valley towards Green Acres Ranch and they were unable to pursue them.

On July 20th, 2013 at 6:30 p.m. (two weeks later) my 16-year-old daughter, Skye Coake, her 16-year-old boyfriend, Alex Carrillo and her 15-year-old friend, Kyra Villarino went down to the lower pad near our barn to make Smore's. When they got down to the pad, two adult men were on our property. One ran from *inside* our stables and the other man was waiting at the far southwest (accessed by your proposed trail) of our property ran down the trail and towards De Portola Road and the commercial horse ranches. The teenagers were very frightened, crying and now they no longer come back over and do not want to return to our home as they do not feel safe. These kids are not used to crime. The boyfriend also broke up with my daughter a week later.

On July 24th, 2013 at 12:30 a.m. my brother came back to patrol the area again after the incident above and again, men with flashlights were down in the proposed trail areas.

On September 1st, 2013 at 2:30, 3:30 and 4:00 a.m. My husband and I went out of town for the night on business and had our 24-year-old niece come over and stay with our children due to the intruder problem. Again, my daughter, Skye Coake saw on three separate occasions, two adults with flashlights that came into our pool enclosure and were walking all around our pool. She was so

scared she crying and shaking so she woke up my niece and when they went to investigate, the trespassers had left.

Obviously, since July 1st, 2013, what we thought was our safe, quiet development had turned into a circus and we are to this day, very concerned about our safety and our children's. We don't know if they want to steal from us, molest our children, if they are business owners wanting to scare the residents out of their homes, or what their(s) intent was or currently is.

This has caused us to currently sleep in separate homes and an occasional tent as we are so worried about our personal safety. My husband stays in one of the homes and I stay in the other. Our dogs are separated with each one of us to hear for people and our children are now sleeping back in the bed with each separated parent respectfully, as they are too afraid an intruder may enter the home and harm them. We are getting no sleep at night as our senses are on high alert and we are up every hour looking through windows and our skin prickles at every noise. My children and I would love to have our quiet and safe home back.

Health & Environmental:

You will see in our photos of what our property looked like, what the vacant land and species conservation area looked like and the very small size low, low use of the trails and very few trails through the area when we bought our home two years ago. That's what all of us in this neighborhood and Wine Country bought into. Now, you will see decimated land, 5'-12"+ wide paths of zigzagging trails that consists of thick dust that used to be beautiful chaparral. What was peaceful, quality, upscale countryside are now tourists all day long. We can no longer enjoy the outside, open our windows during the day or enjoy a nice day in the pool. Because of the dust and feces (from horses, rabbits, coyote, et cetera) that get kicked up from the several hundreds of feet dust storms that the commercial trail rides have caused, I have a sore throat every day, mud in our pool that we can't even get in at times, stuffed up noses and both my daughter and I have asthma. It was so bad for her at one point in her life that she had to be revived. I don't want her to be in danger. Within minutes of one trail ride, the entire Valle de Caballos is covered in muddy, dusty feces that cover our home, cars and everything we own and breathe. You can only imagine the airborne diseases that we are subjected to up to 6 times per day by Green Acres alone.

The area that is proposed also is a Protected Species Habitat and now the current population is either reduced or decimated all together.

My children, Skye and Hunter Coake (10) have also been YELLED and CUSSED at by the trail bosses. When my children were on own our property with our two family dogs, the trail riders came right through our property and our dogs barked at them. That's what good dogs do... bark at horses and people on a caravan that don't belong there. When the dogs barked, they were then screamed and cussed at to stop our dogs from barking as they were spooking the horses! We can't enjoy our own yard?! Every homeowner is entitled to quiet enjoyment. Your proposal has sent my subdivision and home into a Disney like atmosphere. The kids avoid using any land including theirs because of the air quality and just when they think they can head outside through a clearing of dust from an hour break in the ride, here comes another 12 people staring right at them! They feel like they are on display. If this as you will see in my proven current mathematical calculations enclosed herewith, there is a soft minimum 43,900 people through my yard alone and walking on numerous trails within several hundred nautical feet of my home and many others. This does not include residents in all of Riverside County and the entire World it is proposed to be open to that would be using these newly made trails.

Personal & Agricultural Damage and Littering

On Sunday, September 15th, 2013, the trail group went around our No Trespassing signs and partially installed fence and took 23 horseback riders by 9:30 a.m. around the markers and trampled our sprinkler lines that we just had repaired on our current grove and forth-coming vineyard. We have

had beer cans, beer bottles, food rappers, and all kinds of garbage in our yard from the trails and littering the now much-larger trails.

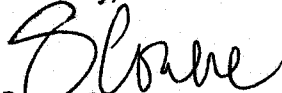
We went to the ranch and asked them on 5 separate occasions to cease and desist from using the route they are now staking claim on and explained the intruders and air quality problems and really tried to be neighborly even after all of that. We were cited the Wine Country Community Plan, said this area is for horses and the commercial horseback riding facilities and have carte blanche to use any land any time wherever they like under the new Plan.

I was shocked to hear about the potential commercial use and I didn't believe the county who are our representatives and our current business neighbors that I frequent would even consider turning our beautiful wine country into a theme park for all the tour groups to do with us as they please while we are on our front porches or while we are in our yards with our families. Our privacy and quiet enjoyment is completely ruined and we are entitled to the quality of life we had in the past. We don't want our kids or us in the vacation photos. We have a right to privacy.

I did reach out and call the members of the Plan. I only heard back from one person only to hear that indeed, commercial use is in the plan and unlimited and indeed, the Plan want to take a portion of my land and take the neighbor's land and open it up for the whole world and not just my neighbors that I am comfortable with being in and around my property. Especially now, after seeing what one group of never ending tourists is like. I moved into a neighborhood to know and make a community with them. I didn't move into Wine Country for this.

Our neighbors would be SHOCKED if they knew our development is proposed for will and is being used at the expense of me and other homeowner taxpayers for commercial financial gain for any business. Environmentalist and news agencies need to see what has already been set into motion and proposed. If this is to pass without regard to all of the evidence we have presented today, please be advised that MANY of our neighborhood residents and futures more will make the county and community liable for any damages, health issues, property declines and crime.

Sincerely,



Susan Coake

35455 Via Sol Vista

Temecula, CA 92592

951-201-1074

EXHIBIT "C"

LET'S DO THE MATH...

At 35455 Via Sol Vista (All homes in this planned neighborhood are zoned R-A-2 and has less than 15% of horse ownership.

Conservative numbers (our pictures , videos and sworn testimony provide more) of:

100 horse rides per week X 52 weeks per year = 5,200 horseback rides per year from one company.

(That's right! 450 people come through my yard and neighborhood from one commercial company per week!) That has equaled to 5 reports of intruders on my home alone since the "Proposal!")

There are conservatively 16 horseback riding businesses near the planned encroachment is desired. If only half use the neighborhood trails and areas set aside for the community and they average the same conservative number that would be:

8 companies X 100 riders per week X 52 per year = 41,600 horseback rides per year through my yard & neighborhood.

Through the already done advertising and the more to come, let's say we can assume conservatively that another:

75 horseback riders per week may travel through from all the ads, county publications and from previously using the horseback riding companies... that is another

3900 people per year for a total of = 45,500 people in my yard alone and surrounding my home and direct neighborhood.

You can see what two trail rides create from one company...air that is not breathable or usable, property damage and thousands of out-of-town and out-of-country people that complain themselves of their air quality. If you can imagine what you have seen on video happen not twice, but conceivably at the minimal amount of polluted dust being stirred by 8 companies advertising a currently un-true 3 routes per day and adding in the additional riders would equal: **126 people on horseback per day**, just through our family neighborhood and my property alone creating un-breathable, deplorable conditions throughout not just Wine Country but ALL of Temecula and potentially more; creating a plummet in property values, environmental and criminal hazards.

EXHIBIT "D"

YELLOW PAGES LIST OF HORSEBACK RIDING LESSONS NEAR

VALLE DE LOS CABALLOS, WINE COUNTRY

1. Happy Trailz Guided Trail Rides
44915 Los Caballos Rd, Temecula, CA 92592 (951) 514-8689
2. Happy Trailz
37055 De Portola Rd, Temecula, CA 92592 (951) 514-8689
3. Green Acres Ranch Inc
35750 De Portola Rd, Temecula, CA 92592 (951) 302-6045
4. Peacefield Inc
39315 Pauba Rd, Temecula, CA 92592 (951) 302-0263
5. Kcs Equestrian
43310 Calle Rocinante, Temecula, CA 92592 (951) 302-9983
6. Kingsway Farm
43750 Los Caballos Rd, Temecula, CA 92592 (951) 302-3028
7. Eq-Wine Acres
36550 Indian Knoll Rd, Temecula, CA (951) 695-2513
8. Rancho Pacifica Equestrian Ctr
37055 De Portola Rd, Temecula, CA 92592 (951) 551-2134
9. Symmetry Training Stables
37055 De Portola, Temecula, CA 92592 (949) 632-7202
10. Bellerophon Arabians
34265 De Portola Rd, Temecula, CA 92592 (951) 534-7810
11. Casner Ranch Co
34520 De Portola Rd, Temecula, CA 92592 (951) 302-3299
12. Green Oaks Ranch

40270 Green Meadow Rd, Temecula, CA 92592 (951) 302-5400

13. Rancho De Campeones

46505 De Portola Rd, Temecula, CA 92592 (951) 767-1849

14. Kathleen Elliott Certified Equestrian Trainer & Horse Show Judge

Horse Lessons & Training, Temecula, CA 92589 (951) 288-0521

15. Ren Mar Thoroughbreds

35675 De Portola Rd, Temecula, CA 92592 (951) 302-8955

16. Diamond T Training Ctr

38935 E. Benton Rd., Temecula, CA 92592 (951) 302-0255

Letter of Authority
602 PC

EXHIBIT "E"

City of Temecula
Temecula Police Department
P. O. Box 892050
Temecula, CA 92589-2050

Date: 4.17.13

To: **Chief of Police**

I am the owner or owner's agent in lawful possession of certain real property located in the City of Temecula.

Property Name:

35455 Via Sol Vista, Temecula, CA 92592

Property Address:

We have seen an influx of undesirable trespassers in this neighborhood. I am concerned about possible theft, vandalism, drug dealing and drug usage caused by trespassers on the property. Because of this trespassing, we have experienced monetary loss due to vandalism and a decrease in paying tenants

I have posted all entrances in plain view "No Trespassing" signs as well as in all carports and common areas associated with the property. We therefore request you and your staff enforce the trespass provisions of the California Penal Code and/or Temecula Municipal Code in respect to the listed property.

I expressly authorize your officers to arrest and/or issue citations to trespassers during the following one year period starting on 9.17.13

I understand it is my responsibility to renew this authorization in one year from the above date. I will notify you if sometime in the future, I am no longer the owner or agent of this property.

The following information provides your department with the ability to contact me or person(s) with authority to respond in my absence.

Swann Coale
Property Owner

35455 Via Sol Vista
Owner Address

(951) 201-1074
Phone

Temecula, CA 92592

Manager/Agent Requester (print full name)

Swann Coale
Signature

Exhibit "F"

Horseback riding in the Temecula Wine Country

Friday, December 30th, 2011
Issue 52, Volume 15.

Kris Grant

Special to the Valley News

The Temecula Valley has long been horse country. Before wineries began dotting the landscape in the 1970s, ranchers raised Arabians amid the rolling hills. ~~hobbyists and wine, two pleasures of this rural countryside that are a perfect pairing.~~

~~There are many wineries that offer wine tasting, but not horseback riding. The two best horseback riding companies, Green Acres Ranch and Wine Country Tours by Horseback, say that liability insurance prohibits that possibility. But they've come up with the next best thing: packages that allow tourists to enjoy a wine country ride, with lunch and wine tasting either before or after.~~

Locals, however, can have their wine and equine, too. With thousands of horse lovers and horse owners living in the valley, many of the 38 wineries in the Temecula backcountry now have hitching posts for locals to slide off their mounts and saddle on up to the tasting bar.

"We have wine club members who come in regularly to taste on their horses," said Mary Knight, Wine Club coordinator of Danza del Sol winery, a winery on the De Portola Wine Trail at the southernmost tip of Temecula Wine Country. Knight often arrives on horseback herself, riding her Palomino Tennessee Walking Horse, which she boards at J Walker Ranch, owned by one of Danza del Sol's wine club members off Monte del Oro Road.

The De Portola Wine Trail borders finely manicured horse country estates and equestrian training centers; here actor Jack Klugman once owned a large chunk of land and the late actress Farrah Fawcett found solace and anonymity. The De Portola Wine Trail consists of nine boutique wineries that also includes Masia de Yabar Winery, Oak Mountain Winery, Robert Renzoni Vineyards, Cougar Vineyard & Winery, Gershon Bachus Vintners, Keyways Winery, Frangipani Estate Winery, and Leoness Cellars.

Danza del Sol, like many of the wineries along De Portola, straddles the equestrian trails and offers panoramic views of the hillsides. Motorists along the roadway will often encounter horseback riders on the paths along the sides, with many "Horseback" crossings clearly marked on the road.

Last year, the Riverside Department of Transportation installed seven upgraded horse crossings, with yield markings on the pavement and advisory signs to yield to equestrians in Temecula Valley Wine Country. Five are on De Portola Road, one is on Anza Road and one is on Glen Oaks Road. Another horse crossing with flashing lights activated by a push button is planned for Rancho California Road near Anza Road, a particularly high-traffic area.

"Safety is our number one concern," explains Roy Rich, a third generation horse trainer whose grandfather bought Green Acres Ranch at 35750 De Portola Road in 1969. Rich explains that the liability insurance for horseback riding operations is far too high to allow tasting and trotting.

And while tourists can't exactly get the horseback riding equivalent of a DUI, (riding while intoxicated), they could be cited for being drunk in public, advises the Temecula Sheriff Department's dispatch department.

Green Acres Ranch was a private operation until 2000, when Rich's mother, Margaret, took over the operation and started a boarding business. Today, the ranch boards more than 100 horses and the Rich's own about 30 of their own horses, including quarter horses, Arabians and a couple of Paints.

Fridays, Saturdays and Sundays, leaving at 10 a.m., 11:30 a.m. and 2 p.m. Each ride is limited to six guests; riders are accompanied by two guides, a leader and a "drag." Rides are \$75 for the ride alone or \$139 for a couple's ride and wine tasting (five tastes each) at nearby Robert Renzoni Vineyards and Leoness Cellars. Packages and specials vary from month to month and would-be riders are advised to call the ranch for current rates.

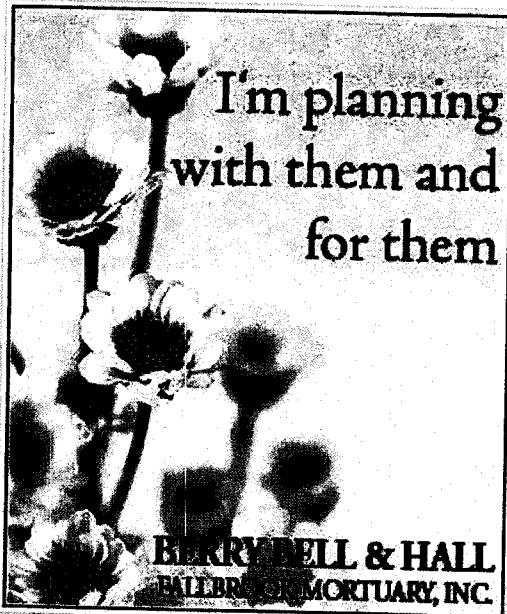
Rich says that a handful of riders who've been out on the horseback riding adventures have returned for lessons. Groups lessons are \$40 each and last about an hour and a half.

The stables also have a petting zoo with llamas, cows, ducks, geese, goats and sheep. "It's small and geared toward autistic children," said Rich, who noted that autistic children often enjoy horseback riding. "Interaction with animals often bring them out of their shells," he said, adding that while ranch personnel are not certified for work with autistic children, the ranch does have a hippo-therapist who consults with them.

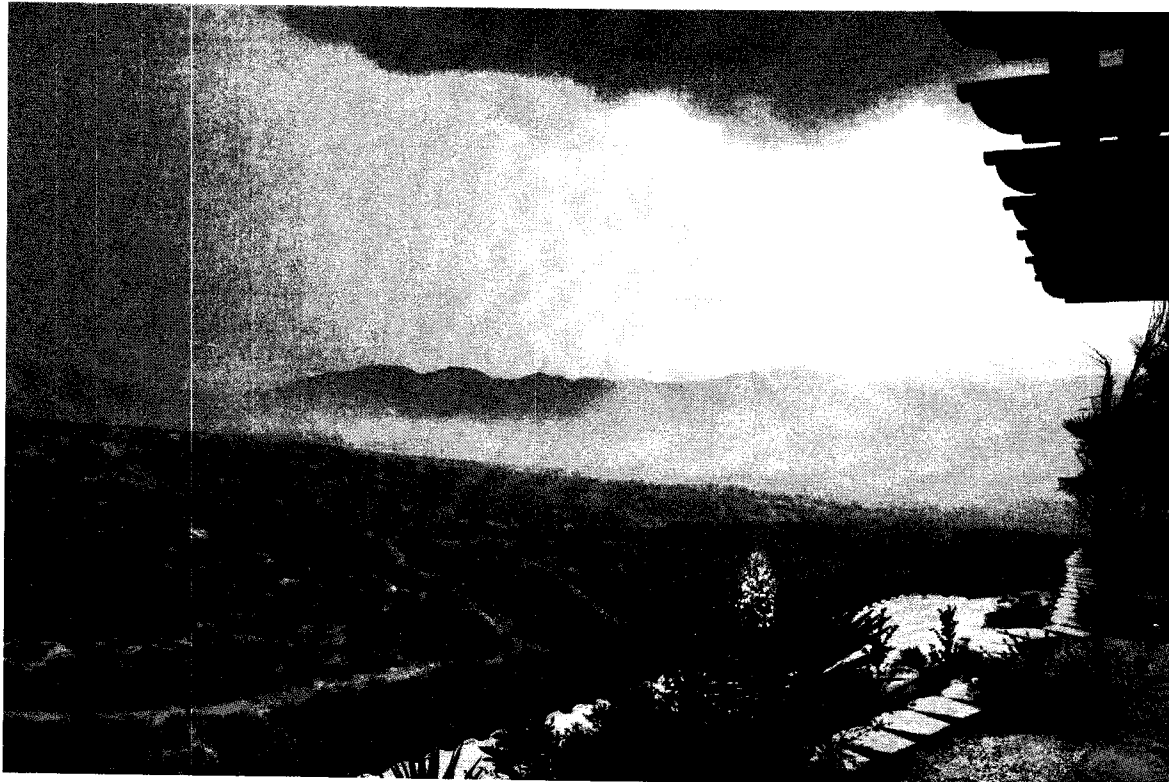
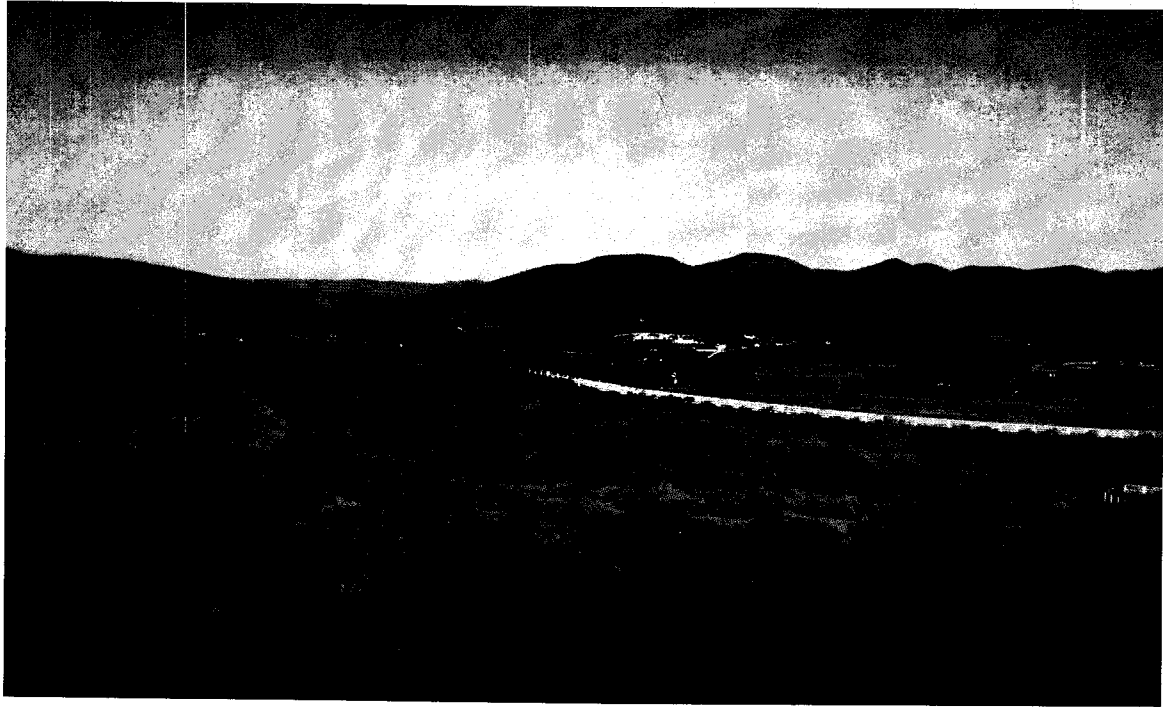
Rancho California Trail Riders, a group of local horse owners, also stages their monthly rides from Green Acres Ranch.

At Wilson Creek Winery at 35960 Rancho California

ADVERTISEMENT

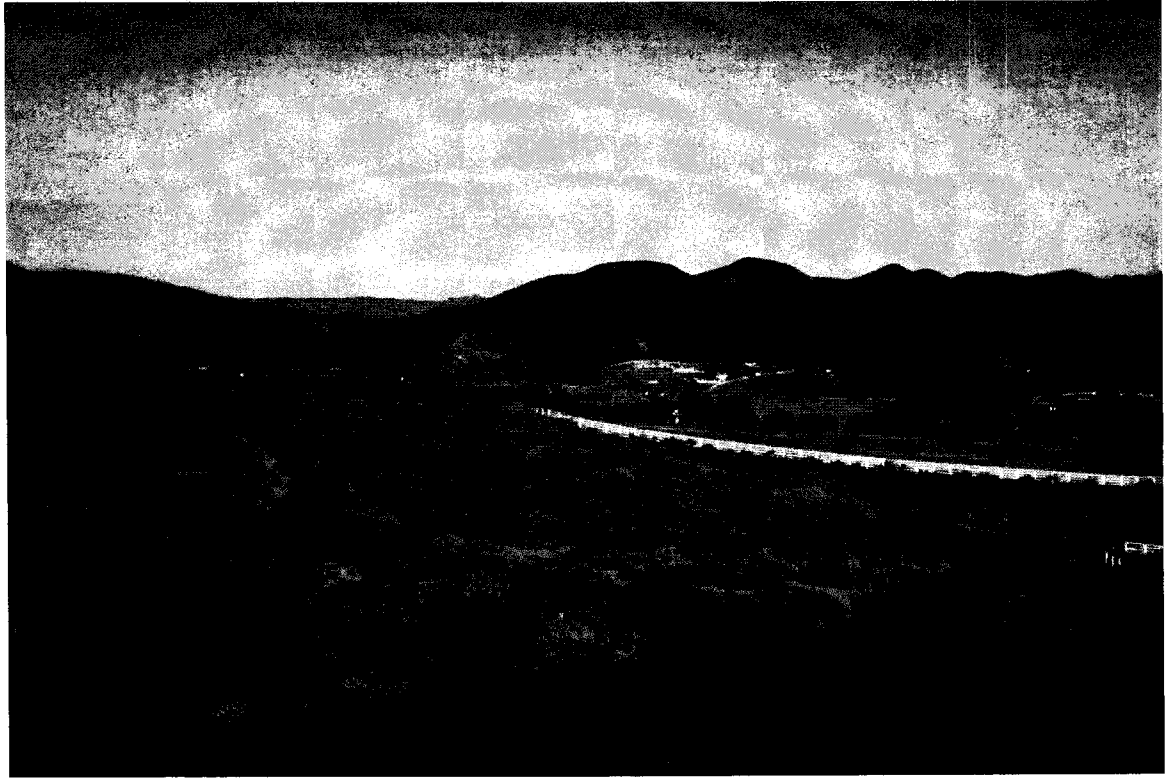


BERRY-BELL AND HALL MORTUARY Rd., Diana LeFort's Wine Country Trails by Horseback has been taking tourists on trail rides for the past five years. The 90-minute rides begin at the far eastern side of Wilson Creek's property, where LeFort brings 25 or so horses by trailer Wednesdays through Sundays. Rides leave at 10:30 a.m., 1:30 p.m. and 3:30 p.m. Each ride includes up to 16 individuals, split into groups of six, each with a leader and a drag. Prices are \$75 per rider for horseback riding alone. Horseback riding and wine tasting (five tastes) at Wilson Creek Winery is \$89. Or, for \$120 per person, you can add a full lunch at Wilson Creek's Creekside Grille, which offers indoor and outdoor dining, and wine tasting at Groupon, Travel Zoo and Living Social. "If people call the office and can cite the coupon they saw, we'll honor that rate," LeFort said.

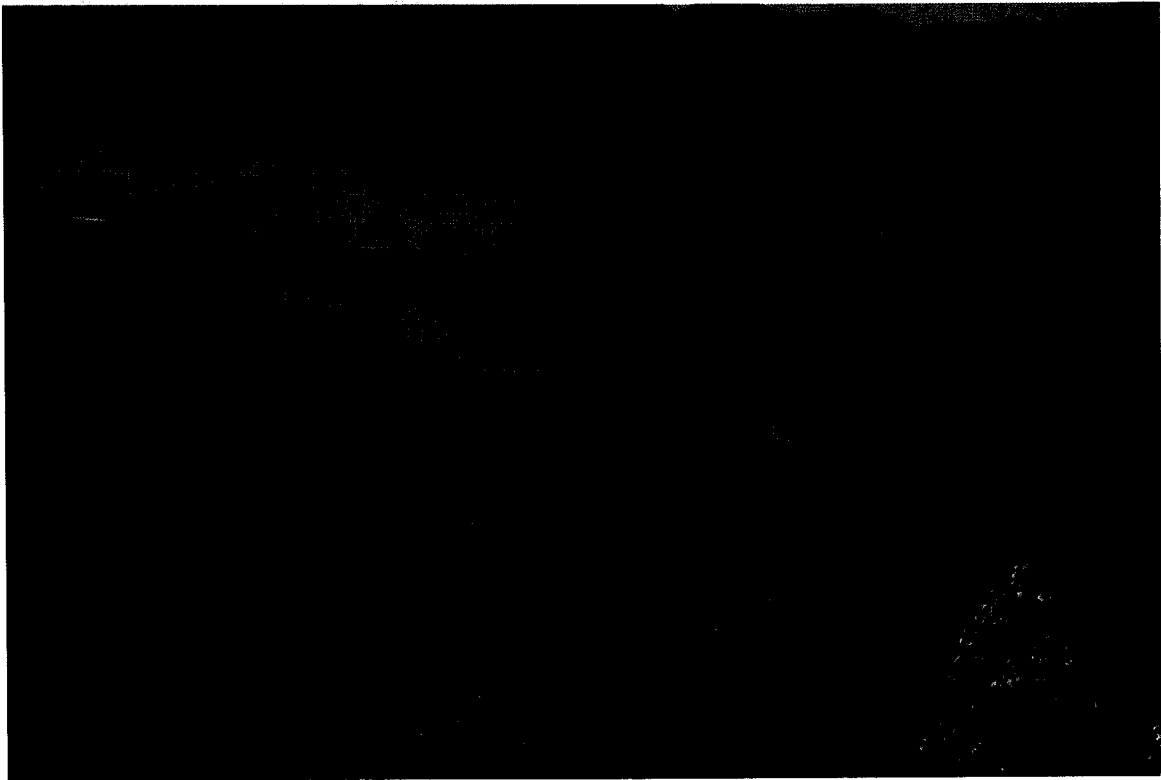


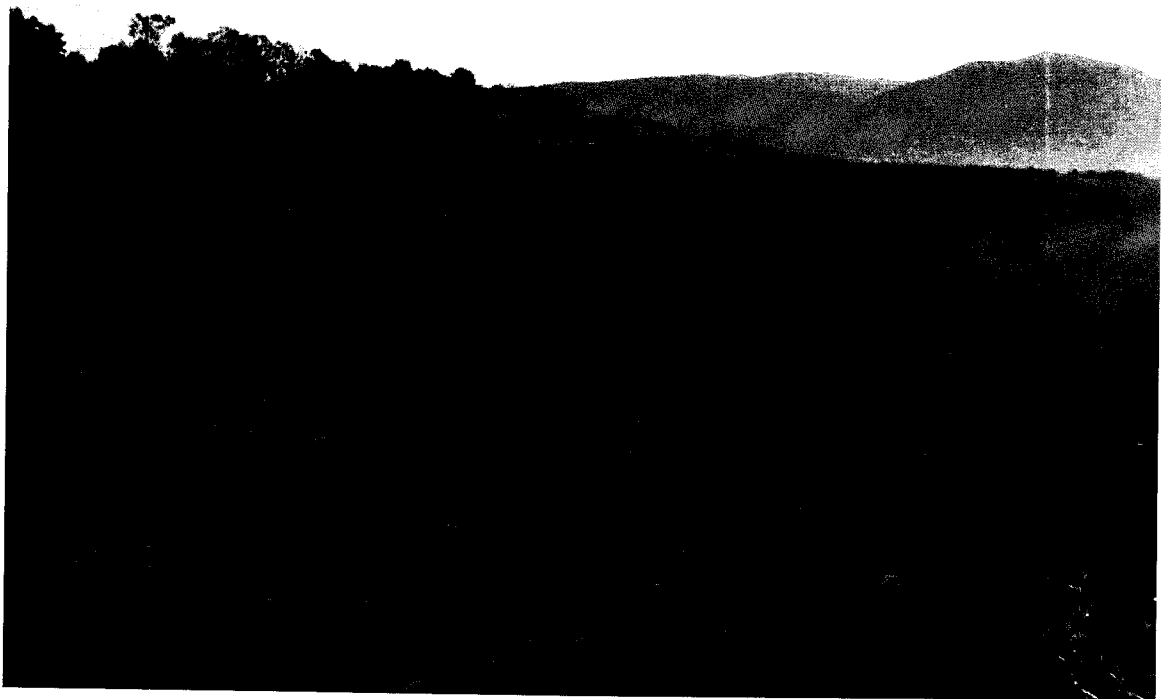




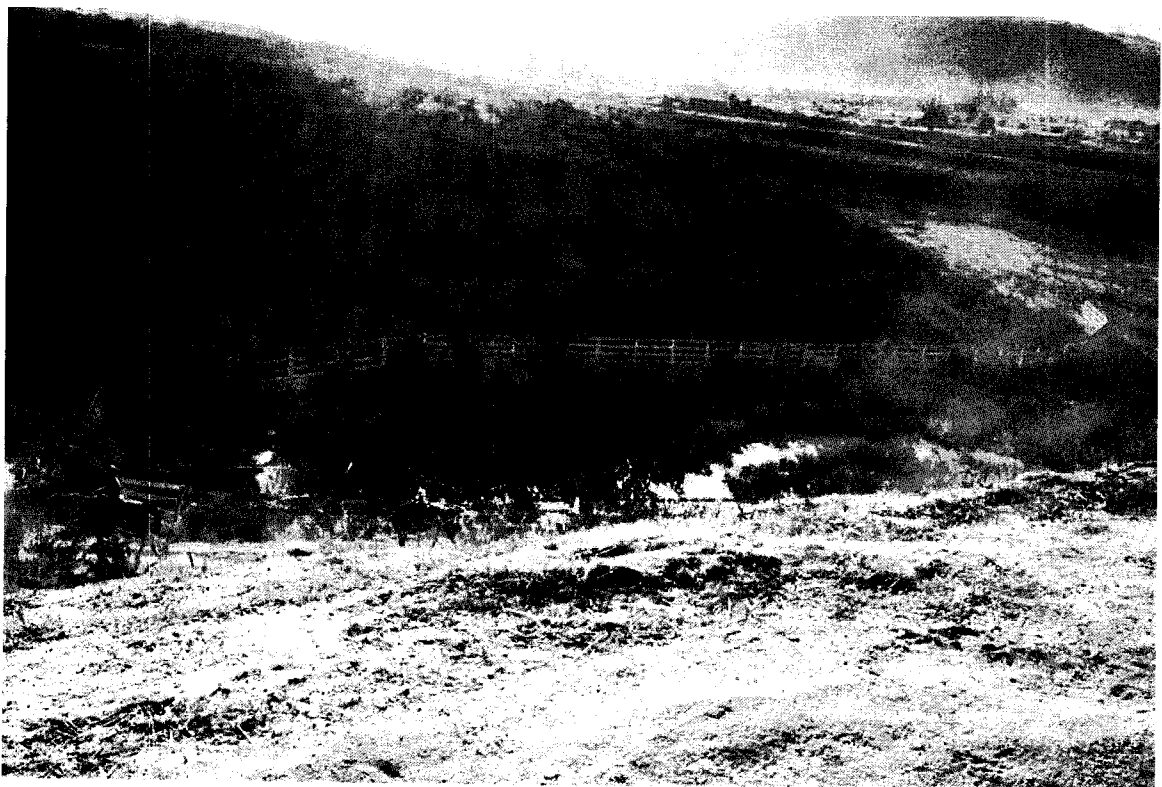






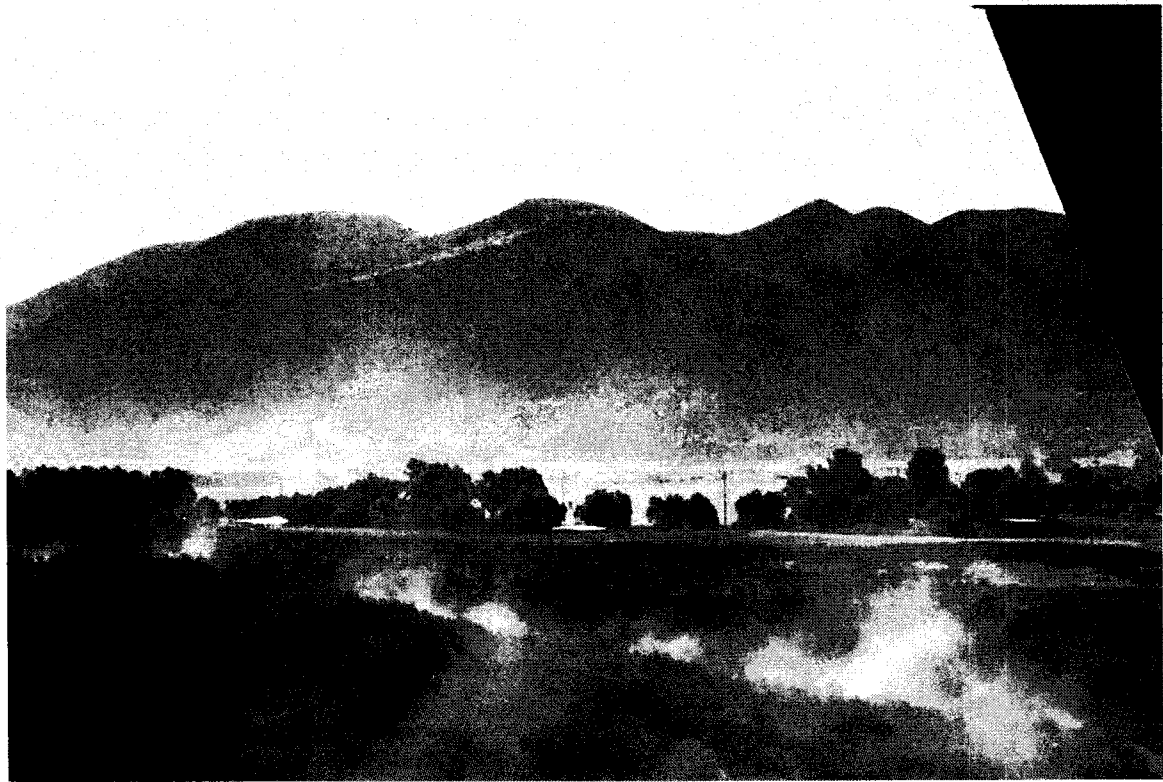


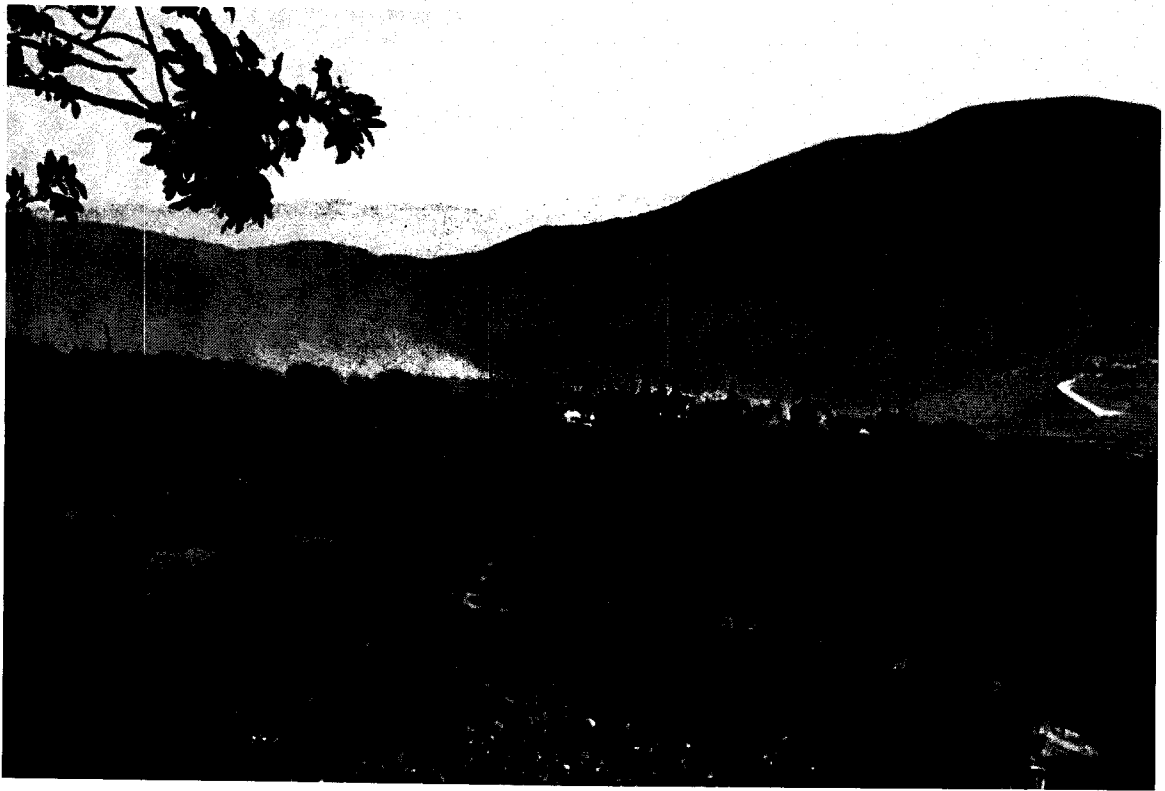












From: Anne York <anne@starfiredesignstudio.com>
Sent: Monday, September 23, 2013 2:02 PM
To: Coyle, Frank; Nanthavongdouangsy, Phayvanh
Cc: mrichgar@yahoo.com
Subject: Horse Trails

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

I lived at the address 36662 Via Sol Vista from 1996 till 2010. It was a lovely spot and had the easement for the designated horse trails adjacent. There was never an issue or problem with equestrians riding by, be they private owners or commercial trail rides. This is an area that had been equestrian since long before we lived there, and I sincerely hope that all of the work that has gone into establishing and maintaining this trail system is not undone. I understand that the current resident has many complaints, but I would like to goon record as saying we never had one problem in 14 years of living at that spot. I have spoken with the next door neighbor recently and they assured me that they have no complaints either, and enjoy the sight of equestrian activity.

Anne York
951-662-2928

9/17/2013

Re: New proposed zoning

45115 Los Caballos Rd, Temecula

Parcel: 966-380-023

Dear Frank Coyle,

We are in escrow on a home located at the south end of Los Caballos Rd. This 20 acre parcel has 7 acres of vineyards and we were purchasing it to finish the property and turn it into a winery. At the time of doing research and opening escrow we saw that it was going to be zoned for the Winery District. It has been brought to our attention that the area has now been proposed for Equestrian District. The boundary cuts off right at the property north of the one we are purchasing and excludes ours. After contacting and speaking with the previous owners and the neighbor east of us, they are completely stunned to hear of this news and never had agreed or recommended it to be zoned for equestrian. Both parties had already pre submitted plans and permits for future winery.

The Zimmer's at the parcel we are contacting you about @ 45115 Los Caballos told us that they were under the impression that the one property north of them and other properties west of them just wanted to be able to keep their horses and asked if they were okay with that. The Zimmer's had always wanted to have a future winery and has made necessary steps towards this goal. I have also included a handwritten letter from Mr. Zimmer whom voices his anger on being misled and never wanted this area being zoned for equestrian. Even though the Zimmer's had recently sold their home they feel very strongly that they were misled and would like us to continue with the plans they had always wanted. Also, the property value is worth much more as a winery due to the existing vineyards than equestrian.

The new owner, THADCO, LLC., was also unaware of the proposed zoning for Equestrian. Mr. Thad Luyben Sr. has just recently noticed that all the other parcels

on Los Caballos, not including his, located south of Temecula Parkway are proposed for the Winery District. The zoning cuts off right at the property north of him and proposed zoning for Equestrian. Only one parcel, the one north of the property in question is the only one which boards horses. This is the only parcel on the entire Los Caballos Road that should be zoned equestrian, all other parcels at the end of the cul de sac should be included in the new zoning for winery district.

As I mentioned earlier, the parcel in which we are purchasing has existing vineyards approx. 7 acres and permits and plans for future winery. It makes no sense that anyone who has put a lot of hard work into their land would agree to equestrian zoning. The Zimmer's has dedicated their lives to their vineyards. They have a reputation in the community and has also provided for local wineries. The property is absolutely beautiful with the most amazing views! We would like to keep it that way.

My husband and I and on behalf of THADCO,LLC.,are respectfully asking that you please reconsider the zoning for 45115 Los Caballos Road. Thank you for taking the time to review our comment.

William and Melissa Barker

44906 Frogs Leap St.

Temecula, CA 92592

(714) 396-0242

Mbexpressway1@verizon.net

4-18-13

To whom it may concern:-

I Robert Zimmer never signed or requested any change of zoning on the property I owned at 45115 Los Caballos Rd Temecula. I was in favor of adjacent parcels keeping their properties for equestrian use. I had planted about 7 acres of vineyards and had submitted plans to the county for the construction of a vineyard winery. Why would I request a zoning change to equestrian use only after planting all the vineyard and submitting plans for a winery? That is assinine, I'd like to see the application and see if the signature matches mine.

Sincerely
Robert K Zimmer



Robert K. Zimmer, D.D. S.

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