



Temecula Valley Wine Country Community Plan

Additional Information – Letters Received

<p>PLANNING DEPARTMENT BUILDING PERMITS / TESTIMONY /</p>	<p>REQUEST</p>	<p>COMMISSION RESPONSE</p>
<p>ANDREAS LUMBO, PRESIDENT OF TEMECULA VALLEY VINEGROWERS ASSOCIATION AND</p>	<p>SUPPORTS 50% REQUIREMENT OF ALL WINE SOLD DIRECTLY THROUGH THE TASTING ROOM SHALL BE PRODUCED ONSITE, ENFORCEMENT ON CASE BY CASE BASIS AND NOT REQUIRING INDIVIDUAL WINERY TO PROVIDE PRODUCTION REPORTS</p>	<p>TO ENSURE THAT THE VINEYARD AND WINERY REMAINS THE PRIMARY USE OF A PROPERTY OVER ALL INCIDENTAL USES, THE PLANNING COMMISSION RECOMMENDED ACTUAL PRODUCTION OF WINE AND FACILITY SIZE BASED ON THE IMPLEMENTING PROJECT'S GROSS ACRES. THE COMMISSION ALSO RECOMMENDED THE SUBMITTAL OF THE ITB FORM 5120.17 REPORT OF WINE PREMISES OPERATIONS ON A YEARLY BASIS TO THE PLANNING DEPARTMENT FOR REVIEW. STAFF RECOMMENDATION TO THE PLANNING COMMISSION WAS TO REQUIRE PRODUCTION CAPACITY TO ENSURE VINEYARDS AND WINERIES ARE THE PRIMARY USES.</p>
<p>AUDIO PONTE (THE ESTATES), BEN DRAKE (THE ESTATES), MERPRISES, INC.)</p>	<p>REMOVE AREA SOUTH OF HIGHWAY 79 FROM THE POLICY AREA BOUNDARY</p>	<p>AREA SOUTH OF HIGHWAY 79 IS INTENDED TO SERVE AS THE SOUTHERN ENTRANCE TO WINE COUNTRY. THE EXISTING USES INCLUDES AGRICULTURAL (VINEYARDS AND CITRUS GROVE), HORSE RANCHES, AND RESIDENTIAL HOMES. THE AREA HAS POTENTIAL TO DEVELOP SMALL AND MEDIUM SIZE WINERIES, AS WELL AS TO SUPPORT ADDITIONAL EQUESTRIAN AND LARGE RESIDENTIAL LOTS. INCLUSION IN THE PROJECT WILL PRESERVE ITS RURAL CHARACTERISTICS. THE THREE-DISTRICT APPROACH WAS A RESULT OF A COMMUNITY SURVEY IN LIGHT OF PROJECT'S OBJECTIVES AND WAS SUPPORTED BY THE NEIGHBORING MORGAN HILLS COMMUNITY.</p>

Temecula Valley Wine Country Community Plan

Additional Information – Letters Received

DEPARTMENT PLANNING/TESTIMONY	REQUEST	STAFF RESPONSE
<p>AND MIGLIA LIN</p>	<p>REQUEST TO REMOVE TRAIL ALIGNMENT THAT BISECTS TWO CONTIGUOUS PARCELS OWNED BY MR. AND MRS. LIN.</p>	<p>THE PROPOSED TRAILS MAP DEPICTS THE IDEAL TRAIL LOCATIONS. UPON ADOPTION OF THE PROJECT, SEGMENTS OF THE TRAIL EASEMENTS WILL BE NEGOTIATED THROUGH THE DEVELOPMENT REVIEW PROCESS. THE ACTUAL TRAIL ALIGNMENT WILL BE DETERMINED AT THAT STAGE.</p>
<p>ENNIS FRANK- GRIFFIN WEST LEGISLATIVE SINGIL</p>	<p>OPPOSES INCOMPATIBLE USES WITHIN THE WINE COUNTRY CV ZONES</p>	<p>ONE OF THE PROJECT'S OBJECTIVES IS TO COORDINATE GROWTH IN A MANNER THAT AVOIDS FUTURE LAND USE CONFLICTS. THE PROJECT'S ADDITIONAL DEVELOPMENT STANDARDS AND REQUIREMENTS WILL HELP PROTECT THE AREA AND ITS RESIDENTS FROM INCOMPATIBLE USES.</p>
<p>NICHOLAS DUMBO, PRESIDENT OF TEMECULA VALLEY VINEGROWERS ASSOCIATION, RAY GIBSONSON, ESQ., WINE COUNTRY, AND FALKNER, (WINERY)</p>	<p>OPPOSES THE EXCLUSION OF THE PARCELS ASSOCIATED WITH THE CALVARY CHAPEL EXPANSION. MR. FALKNER ALSO REQUESTS THE BOARD DENY THE PROJECT IF THE PARCELS ARE EXCLUDED.</p>	<p>AFTER PUBLIC TESTIMONY, THE PLANNING COMMISSION RECOMMENDED THAT THE PROJECT NOT APPLY TO THE CALVARY CHURCH PROPERTIES. IF THE PROJECT DOES NOT APPLY TO THESE PROPERTIES, THEY WILL REMAIN WITHIN THE EXISTING C/V ZONING CLASSIFICATION.</p>

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Additional Information – Letters Received after posting of Form 11



CITY OF TEMECULA
PLANNING DEPARTMENT

PUBLIC COMMENTS/ TESTIMONY	REQUEST	CITY RESPONSE
<p>FALKNER, FALKNER WINERY)</p>	<p>OPPOSES THE EXCLUSION OF THE PARCELS ASSOCIATED WITH THE CALVARY CHAPEL EXPANSION. MR. FALKNER ALSO REQUESTS THE BOARD DENY THE PROJECT IF THE PARCELS ARE EXCLUDED.</p>	<p>AFTER PUBLIC TESTIMONY, THE PLANNING COMMISSION RECOMMENDED THAT THE PROJECT NOT APPLY TO THE CALVARY CHURCH PROPERTIES. IF THE PROJECT DOES NOT APPLY TO THESE PROPERTIES, THEY WILL REMAIN WITHIN THE EXISTING C/V ZONING CLASSIFICATION.</p>
<p>MCGOWAN, SHO CALIFORNIA HOME ASSOCIATION</p>	<p>1. COMMERCIAL WINERIES W/TASTING ROOMS NOT ALLOWED IN RESIDENTIAL DISTRICT AND ON 10 OR MORE ACRES IN WINERY DISTRICT.</p> <p>2. NO OBJECTION TO PRODUCTION WINERIES WITHIN RESIDENTIAL DISTRICT.</p> <p>3. OBJECTS WINE CLUB ACTIVITIES IN THE RESIDENTIAL DISTRICT</p>	<p>1. THE MINIMUM GROSS ACRES FOR A COMMERCIAL WINERY WITH A TASTING ROOM IS 10 ACRES FOR ALL DISTRICTS. WITHIN THE RESIDENTIAL DISTRICT, THE COMMERCIAL WINERIES ARE LIMITED TO A TASTING ROOM, WINE CLUB EVENTS, SALES AND A DELICATESSEN. IMPLEMENTING DISCRETIONARY PROJECTS, WILL NEED TO ADDRESS AND MITIGATE ANY POTENTIAL ENVIRONMENTAL IMPACTS ON THE COMMUNITY, THIS INCLUDES (NOT LIMITED TO) ADDRESSING SAFETY, CIRCULATION, NOISE AND AIR QUALITY ISSUES. THE HOURS OF OPERATIONS FOR WINE TASTING WITHIN THE RESIDENTIAL AND EQUESTRIAN DISTRICT IS LIMITED TO 10 AM TO 6 PM.</p> <p>2. PLANNING COMMISSION RECOMMENDED ALLOWING PRODUCTION WINERIES ON 5-10 ACRES WITHIN THE WINERY DISTRICT. TASTING ROOMS SHALL NOT BE PERMITTED WITH PRODUCTION WINERIES.</p> <p>3. THE WINE CLUB ACTIVITIES ARE A PART OF A WINERY'S BUSINESS MODEL TO PROMOTE EXISTING AND NEW WINES.</p>





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PUBLIC COMMENTS/ TESTIMONY	REQUEST	CITY RESPONSE
<p>MAGGOWAN, RICHARD CALIFORNIA HOME ASSOCIATION (CONTINUED)</p>	<p>4. OBJECTS 20 ACRES LOT MINIMUM FOR RESIDENTIAL SUBDIVISION AND REQUESTS THE MINIMUM LOT SIZE OF 5 ACRES; DO NOT REQUIRE 75% PLANTING OF VINEYARDS FOR SUBDIVISIONS OF EXISTING 15 ACRES OR LESS SIZED LOTS.</p>	<p>4. PLANNING COMMISSION RECOMMENDED A MINIMUM LOT SIZE OF 20 ACRES FOR FUTURE RESIDENTIAL SUBDIVISIONS WITHIN THE WINERY DISTRICT. THE RANCHO CALIFORNIA HOME ASSOCIATION IS WITHIN THE RESIDENTIAL DISTRICT. THE MINIMUM LOT SIZE WITHIN THE RESIDENTIAL DISTRICT IS 5 ACRES. THE PROJECT DOES NOT REQUIRE THE PLANTING OF 75% VINEYARD FOR REGULAR RESIDENTIAL SUBDIVISIONS. THE 75% PLANTING IS REQUIRED WHEN CLUSTERED DEVELOPMENT IS PROPOSED.</p> <p>5. IMPLEMENTING PROJECTS THAT INCLUDES A SPECIAL OCCASION FACILITY WILL REQUIRE ADDITIONAL MITIGATION MEASURES TO ADDRESS NOISE IMPACTS:</p> <ul style="list-style-type: none"> a) ALL NEW SPECIAL OCCASION FACILITIES SHALL BE SECONDARY TO A WINERY ON 20+ ACRES UNDER THE WINERY DISTRICT OR SECONDARY TO A COMMERCIAL EQUESTRIAN USE ON 100+ ACRES WITHIN EQUESTRIAN DISTRICT; b) NOISE STUDY/ACOUSTICAL ANALYSIS WILL BE REQUIRED; c) ENFORCEMENT OF NOISE REGULATIONS-TWO NOISE RELATED VIOLATIONS WILL RESULT IN RECONSIDERATION OF THE ALLOWED HOURS OF OPERATION, NUMBER OF GUESTS, AMOUNT OF SPECIAL EVENTS PER YEAR, OR APPROVAL OF THE SPECIFIC FACILITY.
<p>5. OBJECTS THE CASE BY CASE DETERMINATION FOR OUTDOOR AMPLIFIED OUTDOOR MUSIC; ALL AMPLIFIED MUSIC SHOULD BE KEPT INDOORS. ON A LIMITED NUMBER OF SPECIAL OCCASIONS IN THE COURSE OF A YEAR, A SPECIAL EVENTS FACILITY SUCH AS SOUTH COAST, WILSON CREEK OR THORNTON COULD APPLY FOR SPECIAL EVENT LICENSE FOR AN OUTDOOR CONCERT.</p>		



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SUBJECT LETTERS/ TESTIMONY	REQUEST	STAFF RESPONSES
<p>LYNN MCGOWAN, NIGHT CALIFORNIA HOME ASSOCIATION (CONTINUED)</p>	<p>6. OBJECTS THE PROJECTED NUMBER OF SMALL WINERIES (10 WINERIES) WITHIN THE RESIDENTIAL DISTRICT</p>	<p>6. THE PROJECTED NUMBER OF SMALL WINERIES IS BASED ON THE LAND USE ASSUMPTIONS USED TO ANALYZE THE PROJECT'S ENVIRONMENTAL IMPACTS, AS WELL AS, TO DEVELOP APPROPRIATE LEVEL OF MITIGATION MEASURES. THE NUMBER OF WINERIES REPRESENT WHAT MAY OCCUR WITHIN THE NEXT 20-30 YEARS WITHIN THE RESIDENTIAL DISTRICT. THE ACTUAL BUILD OUT WILL DEPEND ON VARIOUS REASONS, INCLUDING MARKET CONDITIONS FOR SMALL WINERIES.</p>
<p>LYNN MARTIN- LAWYER NOAKS RANCH, AND STEPHEN MURPHY</p>	<p>1. NOISE AND LIGHTING – PROJECT DOES NOT ADEQUATELY ADDRESS NOISE AND LIGHTING BY THE IMPLEMENTATION OF THE PROJECT. SUGGESTS AMPLIFIED MUSIC SHOULD BE LIMITED TO INDOORS, OUTDOOR LIGHTING SHOULD BE LIMITED TO GEOGRAPHIC AREAS OF THE PROJECT TO MINIMIZE THEIR IMPACTS, OUTDOOR EVENTS LIMITED TO 4PM-11PM, A SET OF STANDARDS SHOULD BE ADOPTED TO ADDRESS NOISE ISSUES AND NOT BE DETERMINED ON CASE-BY-CASE BASIS.</p>	<p>1. IMPLEMENTING PROJECTS THAT INCLUDES A SPECIAL OCCASION FACILITY WILL REQUIRE ADDITIONAL MITIGATION MEASURES TO ADDRESS NOISE IMPACTS:</p> <ul style="list-style-type: none"> a) ALL NEW SPECIAL OCCASION FACILITIES SHALL BE SECONDARY TO A WINERY ON 20+ ACRES UNDER THE WINERY DISTRICT OR SECONDARY TO A COMMERCIAL EQUESTRIAN USE ON 100+ ACRES WITHIN EQUESTRIAN DISTRICT; b) NOISE STUDY/ACOUSTICAL ANALYSIS WILL BE REQUIRED; c) ENFORCEMENT OF NOISE REGULATIONS-TWO NOISE RELATED VIOLATIONS WILL RESULT IN RECONSIDERATION OF THE ALLOWED HOURS OF OPERATION, NUMBER OF GUESTS, AMOUNT OF SPECIAL EVENTS PER YEAR, OR APPROVAL OF THE SPECIFIC FACILITY.



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Additional Information – Letters Received after posting of Form 11

PUBLIC COMMENTS/ REMARKS	REQUEST	STAFF RESPONSE
<p>RYAN MARTIN- OWNER, SUNSHINE RANCH, (CONTINUED)</p>	<p>1. NOISE AND LIGHTING (CONTINUED)</p> <p>2. TRAFFIC AND PARKING ISSUES – PROJECT DOES NOT ADEQUATELY ADDRESS THE ADDITIONAL TRAFFIC AND PARKING IMPACTS.</p> <p>3. TASTING ROOMS IN WINERIES IN RESIDENTIAL ZONES. APPEARS PRODUCTION WINERIES ON 5 ACRE LOTS TO HAVE TASTING ROOMS</p>	<p>1. OUTDOOR AMPLIFIED MUSIC WILL NOT BE ALLOWED IF THE IMPLEMENTING PROJECT DOES NOT ADEQUATELY ADDRESS NOISE IMPACTS ASSOCIATED WITH OUTDOOR AMPLIFIED MUSIC.</p> <p>TO ADDRESS LIGHT POLLUTION, IMPLEMENTING PROJECTS SHALL ADHERE TO THE FOLLOWING ORDINANCES THAT REGULATE LIGHT POLLUTION</p> <ul style="list-style-type: none"> a) ORDINANCE NO. 655: REGULATING LIGHT POLLUTION (MOUNT PALOMAR OBSERVATORY) b) ORDINANCE NO. 915: REGULATING OUTDOOR LIGHTING c) ORDINANCE NO. 460 (REGULATING THE DIVISION OF LAND) <p>2. IMPLEMENTING PROJECTS ARE SUBJECT TO PROGRAM EIR NO. 524 MITIGATION MEASURES, AS WELL AS ANY SITE SPECIFIC MITIGATION MEASURES TO DECREASE TRAFFIC AND PARKING IMPACTS. THIS INCLUDES COMPLETION OF A COMPREHENSIVE TRANSPORTATION IMPACT ASSESSMENT AND A TRAFFIC MANAGEMENT PLAN FOR WINERIES AND EQUESTRIAN FACILITIES WITH LARGE SPECIAL EVENTS.</p> <p>3. TASTING ROOMS ARE NOT PERMITTED WITH PRODUCTION WINERIES.</p>



PLANNING DEPARTMENT

PUBLIC LETTERS/
RESPONSES

TESP/MS/00000000

REQUEST

SENIOR RESPONSE

Tenecula Valley Wine Country Community Plan

Additional Information – Letters Received after posting of Form 11

PUBLIC LETTERS/ RESPONSES	REQUEST	SENIOR RESPONSE
<p>MS. COAKE, RESIDENT</p>	<p>OPPOSES THE PROPOSED REGIONAL/OPEN SPACE TRAIL ALIGNMENT SOUTH OF HER PROPERTY. THE TRAILS SOUTH OF HER PROPERTY ARE HEAVILY USED BY COMMERCIAL HORSE RIDING TOURS AND HAVE CAUSED HER AND HER FAMILY FINANCIAL, PHYSICAL AND EMOTIONAL DAMAGES. SHE STATES THAT TRESPASSERS RIDE THROUGH HER PROPERTY. HER FAMILY HAVE EXPERIENCED ADVERSE HEALTH EFFECTS FROM DUST AND FECES FROM THE TRAILS. STATES THAT THE AREA IS WINE COUNTRY NOT HORSE COUNTRY. THE COUNTY SHOULD ADDRESS THE ENVIRONMENTAL EFFECTS OF IMPLEMENTING A TRAILS SYSTEM AND THE USE BY COMMERCIAL HORSE RIDING TOURS.</p>	<p>MS. COAKE'S PROPERTY IS DIRECTLY ADJACENT TO AN AREA KNOWN AS THE VALLE DE LOS CABALLOS (THE VALLEY OF THE HORSES). THE AREA IS CHARACTERIZED BY HORSE RANCHES AND LARGE RESIDENTIAL LOTS. THE OLD TRAILS NETWORK ARE MARKED BY ORANGE POSTS. THESE ORANGE POSTS CAN BE FOUND THROUGHOUT THE VALLE DE LOS CABALLOS POLICY AREA AND THE TRAILS ARE CURRENTLY USED BY HIKERS AND HORSE RIDERS.</p> <p>THE PROJECT TRAILS MAP IS INTENDED TO DEPICT IDEAL LOCATIONS FOR FUTURE TRAIL ALIGNMENTS AND IMPROVE THEM FOR FUTURE USE ONCE EASEMENTS ARE SECURED. THE ACCEPTANCE OF ANY TRAIL EASEMENT RESERVES THE RIGHT OF THE COUNTY/DISTRICT TO DEVELOP A TRAIL. IT DOES NOT PROVIDE THE PUBLIC ANY IMPLIED RIGHT TO USE THE EASEMENT FOR TRAIL PURPOSES UNTIL THE TRAIL IS FULLY PLANNED AND DEVELOPED. THE COUNTY DOES NOT CURRENTLY HOLD EASEMENTS FOR THE TRAILS ALONG MS. COAKE'S PROPERTY. THE TRAILS NETWORK IMPLEMENTATION PROGRAM WILL ADDRESS DUST CONTROL AND COMMERCIAL USE OF THE TRAILS ALONG RESIDENTIAL LOTS. THE TRAIL ALIGNMENT SOUTH OF THIS PROPERTY WILL NOT BE BUILT IF IMPACTS TO RESIDENTS ARE NOT ADDRESSED.</p>

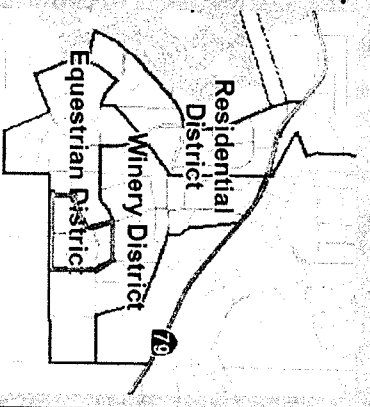




Temecula Valley Wine Country Community Plan

Additional Information – Letters Received after posting of Form 11

SUBMITTER(S) TESTIMONY	REQUEST	STAFF RESPONSE
<p>NEW YORK, IDENT</p> <p>MIAM AND LISA BARKER, PROPERTY OWNER</p>	<p>ONCE LIVED ON ON VIA DEL SOL (1996-2010), DURING THAT TIME DID NOT EXPERIENCE ISSUES WITH TRAIL RIDERS – (PRIVATE AND COMMERCIAL)</p> <p>THE PARCEL IS LOCATED SOUTH OF HIGHWAY 79 AT THE END OF LOS CABALLOS ROAD. THE FUTURE PROPERTY OWNERS REQUEST WINERY DISTRICT FOR THIS PARCEL AS WELL AS FOR THE PARCELS TO THE EAST. THE PREVIOUS OWNER ALSO SUBMITTED A LETTER INDICATING THAT HE DID NOT REQUEST EQUESTRIAN DISTRICT DURING THE COMMUNITY OUTREACH PROCESS.</p>	<p>DURING IMPLANTATION PHASE OF A TRAILS ALIGNMENT INPUT FROM RESIDENTS AND PROPERTY OWNERS WILL BE CONSIDERED.</p> <p>THE DRAFT PROGRAM EIR NO. 524 ANALYZED THE AREA SOUTH OF HIGHWAY 79 AS A WINERY DISTRICT. STAFF PROPOSED 3 DIFFERENT DISTRICTS FOR THIS AREA IN RESPONSE TO LETTERS AND COMMUNITY SURVEY. THE BARKER'S REQUEST FOR PARCEL 966380023, ALONG WITH MRS. CORNELL'S PROPERTY TO THE EAST (927180007) WOULD BE CONTIGUOUS TO THE WINERY DISTRICT. IF THE BOARD FIND IT APPROPRIATE TO INCLUDE THE AREA CIRCLED IN RED BELOW INTO THE WINERY DISTRICT, STAFF WILL REVISED THE PROJECT AND PROGRAM EIR NO. 524 TO REFLECT THIS CHANGE. CHANGE.</p>



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PLANNING DEPARTMENT

PUBLIC HEARING

TESTIMONY

	SUBMITTED A SLIDE SHOW THAT CHARACTERIZES EQUESTRIAN LIFE IN WINE AND HORSE COUNTRY.	STAFF RESPONSE
<p>RAINE BRINGTON, RESIDENT</p>	<p>SUBMITTED A SLIDE SHOW THAT CHARACTERIZES EQUESTRIAN LIFE IN WINE AND HORSE COUNTRY.</p> <ul style="list-style-type: none"> a) PORTRAY THE VITALITY AND GROWTH IN LOCAL EQUESTRIAN OPERATIONS b) ILLUSTRATE THE QUALITY OF LIFE IN THE EQUESTRIAN ZONE THAT RESIDENTS AND BUSINESSES SEEK TO ENHANCE c) KEY CONCERNS WITH THE COMMUNITY PLAN AS CURRENTLY WRITTEN- LEGALIZE EXISTING EQUESTRIAN BUSINESSES • AVOID MICROMANAGEMENT OF HORSE KEEPING • TRAILS NETWORK- CRITICAL FOR EXISTING HORSE OPERATIONS, 12 SEGMENTS STILL IN DISPUTE, CREATE AN IMPLEMENTATION PROCESS. 	<p>UNDER THE PROPOSED PROJECT THE EQUESTRIAN ESTABLISHMENTS ARE PERMITTED BY RIGHT. THESE EQUESTRIAN ESTABLISHMENTS MAY APPLY FOR A ZONE CHANGE TO WINE COUNTRY-EQUESTRIAN ONCE THE COMMUNITY PLAN IS ADOPTED.</p> <p>THE TRAILS NETWORK WAS MODIFIED BY THE PLANNING COMMISSION TO REMOVE REDUNDANT ALIGNMENTS. ADDITIONAL TRAILS MAY BE INCLUDED IF THE PROPERTY OWNER ARE IN AGREEMENT PRIOR TO FINAL ADOPTION OF THE COMMUNITY PLAN. FUTURE TRAILS ALIGNMENTS THAT ARE DETERMINED TO BE FEASIBLE AFTER THE ADOPTION OF THE COMMUNITY PLAN MAY BE INCLUDED THROUGH THE NEXT GENERAL PLAN UPDATE CYCLE (2016).</p> <p>COUNTY'S REGIONAL PARKS AND OPEN-SPACE DISTRICT WILL DEVELOP AN IMPLEMENTATION PROGRAM ONCE THE COMMUNITY PLAN IS ADOPTED.</p> <p>ANY USE THAT WAS ESTABLISHED LEGALLY MAY CONTINUE OPERATION.</p> <p>STAFF WILL REVIEW MR. PANKONIN'S TRAIL ALIGNMENT REQUEST ONCE IT IS RECEIVED.</p>
<p>GIA OMMERT, PROPERTY OWNER</p>	<p>REQUESTS THE VETERINARY HOSPITAL ESTABLISHED IN 1969 ON HER PROPERTY (927160031) BE GRANDFATHERED IN.</p>	
<p>GRAHAM, RESIDENT</p>	<p>SUPPORTS GIL PANKONIN CHANGES TO THE TRAILS MAP AND RANCHO HORSE RIDERS ASSOCIATION TRAILS PROTECTION</p>	



COUNTY OF SANTA CLARA
SHERIFF'S DEPARTMENT

Temecula Valley Wine Country Community Plan

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PUBLIC COMMENTS/ TESTIMONY	REQUEST	SHERIFF RESPONSE
<p>PANKONIN, RESIDENT RANCHO CALIFORNIA HORSEMEN'S ASSOCIATION</p>	<p>REQUESTS THAT THE BOARD APPROVE THE PROPOSED TRAILS MAP THAT IS PART OF THE WINE COUNTRY PLAN WITH ADDITIONAL CHANGES, AND INSTRUCT COUNTY STAFF TO INTERACT WITH RANCHO CALIFORNIA HORSEMEN'S ASSOCIATION DURING IMPLEMENTATION PHASE.</p>	<p>STAFF WILL REVIEW THE LETTERS FROM LANDOWNERS, IN WHICH THEY AGREE TO DEDICATE TRAIL EASEMENTS AND INCORPORATE INTO THE TRAILS NETWORK PRIOR TO FINAL ADOPTION OF THE PROJECT.</p> <p>FUTURE TRAILS ALIGNMENTS THAT ARE DETERMINED TO BE FEASIBLE AFTER THE ADOPTION OF THE COMMUNITY PLAN MAY BE INCLUDED THROUGH THE NEXT GENERAL PLAN UPDATE CYCLE (2016).</p> <p>COUNTY'S REGIONAL PARKS AND OPEN-SPACE DISTRICT WILL DEVELOP AN IMPLEMENTATION PROGRAM ONCE THE COMMUNITY PLAN IS ADOPTED.</p> <p>STAFF RECEIVED THE REQUEST FROM MR. PANKONIN'S TRAIL THIS MORNING AND WILL REVIEW THE PROPOSED CHANGE.</p>
<p>GRAHAM, PRESIDENT AND VICE PRESIDENT, SUNSET SADDLE COMPANY</p>	<p>SUPPORTS GIL PANKONIN CHANGES TO THE TRAILS MAP AND RANCHO HORSE RIDERS ASSOCIATION TRAILS PROTECTION.</p>	



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PUBLIC COMMENTS/ TESTIMONY	REQUEST	STAFF RESPONSE
<p>AND BONNIE OFF, ROLOFF NGH, INC.</p>	<p>THE RODOLFFS REQUEST INCLUSION OF A TRAIL SEGMENT ALONG THEIR PROPERTY THAT WAS REMOVED ON THE LATEST VERSION OF THE TRAILS MAP. TRAILS REMOVED BY PLANNING COMMISSION MAY SEEM REDUNDANT BUT THEY ARE NECESSARY LOOPS FOR SHORT, MEDIUM AND LONGER RIDES.</p>	<p>IF THE BOARD WISHES TO MODIFY THE TRAILS MAP, STAFF CAN WORK WITH ROLOFF RANCH TO IDENTIFY A COMMUNITY TRAIL OR PRIVATE TRAIL ALONG THE RODOLFF RANCH PROPERTY.</p>
<p>NICHOLAS IMBO, REGULA WINEGROWERS ASSOCIATION</p>	<p>PELTZER WINERY IS DEEP IN THE PLOT PLAN APPROVAL PROCESS AND REQUEST ITS ADDITION AS ONE OF EXISTING WINERIES THAT ARE LESS THAN 20 GROSS ACRES.</p>	<p>PLOT PLANS FOR WINERIES THAT ARE ON LESS THAN 20 GROSS ACRES THAT INCLUDES INCIDENTAL COMMERCIAL USES WILL NEED TO BE APPROVED PRIOR TO FINAL BOARD ADOPTION OF THE PROJECT (TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN).</p>
<p>RAE STAUDE, PROPERTY OWNER</p>	<p>WANTS TO ENSURE THAT 75% PLANTING OF VINEYARDS ARE NOT REQUIRED FOR RESIDENTIAL SUBDIVISION</p>	<p>THE PROJECT DOES NOT REQUIRE THE PLANTING OF 75% VINEYARD FOR REGULAR RESIDENTIAL SUBDIVISIONS. THE 75% PLANTING IS REQUIRED WHEN CLUSTERED DEVELOPMENT IS PROPOSED.</p>
<p>ALIEN NEREDI, ON OF RONALD HERO</p>	<p>OBJECTS THE ZONE CHANGE FOR PARCELS 924320013, 924320014, 924320015, AND 924320016. STATES THE OWNER PURCHASE THE PROPERTY TO ESTABLISH A PRIVATE SCHOOL UNDER THE PROPERTIES' EXISTING ZONING CLASSIFICATION</p>	<p>THE PROPERTY IS CURRENTLY WITHIN THE CITRUS VINEYARD POLICY AREA, THE CURRENT AND PROPOSED POLICY AREA DOES NOT SPECIFICALLY ALLOW PRIVATE SCHOOLS.</p>





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PUBLIC COMMENT TESTIMONY	REQUEST	SPECIAL RESPONSE
<p>WESTMYER, CHAIRMAN, THE BOARD, TEMECULA MEMBERS OF THE BOARD TRISH SHEA, BOLE ALBRECHT, WILSON, KIM, HER, TERRY MORE, BRUCE BOB BROWN, HA MINKLER, SPARKMAN, DANIELS, JEFF GAVITT</p>	<p>OPPOSES INCOMPATIBLE USES WITHIN THE WINE COUNTRY CV ZONES</p>	<p>ONE OF THE PROJECT'S OBJECTIVES IS TO COORDINATE GROWTH IN A MANNER THAT AVOIDS FUTURE LAND USE CONFLICTS. THE PROJECT'S ADDITIONAL DEVELOPMENT STANDARDS AND REQUIREMENTS WILL HELP PROTECT THE AREA AND ITS RESIDENTS FROM INCOMPATIBLE USES.</p>
<p>RAWLING, REPRESENTS 240 OWNERSHIP GROUP EQUESTRIAN</p>	<p>REPRESENTS OWNERSHIP GROUP OF 240 ACRES EXISTING COMMERCIAL EQUESTRIAN FACILITY, OPPOSES THE RESTRICTION OF 100 ACRES MINIMUM FOR SPECIAL OCCASION FACILITY WITHIN THE EQUESTRIAN DISTRICT.</p>	<p>THE AD HOC COMMITTEE THAT ADVISES AND HELP CREATE THE PROJECT COMPONENTS WAS COMPOSED OF REPRESENTATIVES FOR WINERY OWNERS, EQUESTRIAN COMMUNITY AND RESIDENTS. UNDER THEIR GUIDANCE THE 100 ACRES MINIMUM FOR SPECIAL OCCASION FACILITIES WAS DETERMINED TO BE IDEAL FOR THE EQUESTRIAN DISTRICT.</p>





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PUBLIC COMMENTS/ TESTIMONY	REQUEST	STAFF RESPONSE
<p>KEITH H. TYLER, TYLER AND SHELLP</p>	<p>REQUEST A RELIGIOUS EXEMPTION TO EXCLUDE TWO PARCELS FROM THE WINE COUNTRY COMMUNITY PLAN IN ORDER TO ALLOW CALVARY CHAPEL BIBLE FELLOWSHIP TO PROCEED WITH A TEST AMENDMENT TO PERMIT RELIGIOUS ASSEMBLIES IN THE CITRUS/VINEYARD ZONE AND ITS PENDING PLOT PLAN.</p>	<p>AFTER PUBLIC TESTIMONY, THE PLANNING COMMISSION RECOMMENDED THAT THE PROJECT NOT APPLY TO THE CALVARY CHURCH PROPERTIES. IF THE PROJECT DOES NOT APPLY TO THESE PROPERTIES, THEY WILL REMAIN WITHIN THE EXISTING C/V ZONING CLASSIFICATION. THE PLOT PLAN WOULD ULTIMATELY GO THROUGH ITS OWN DEVELOPMENT REVIEW AND CEQA PROCESS.</p>
<p>JANEL MCDOMB, MORNEY AT LAW, MCDOMB LAW GROUP</p>	<p>REQUEST THE ORDINANCE CLARIFY LANGUAGE IN THE PROPOSED ZONING ORDINANCE THAT REQUIRES 50% OF WINE SOLD ON SITE BE PRODUCED ON SITE WITH 50% GRAPES GROWN ON SITE. ALSO THE LACK OF DEFINITION OF RETAIL SALES CAUSES ISSUES.</p>	<p>STAFF AGREES THAT THIS WAS AN OVERSIGHT AND WILL CORRECT THE REQUIREMENT 14.96 (E) 6 TO REQUIRE 75% OF GRAPES UTILIZED IN WINE PRODUCTION AND RETAIL WINE SALES SHALL BE GROWN OR RAISED IN RIVERSIDE COUNTY.</p>
<p>NEW WEBSTER, RANCHO CALIFORNIA WATER DISTRICT</p>	<p>RANCHO CALIFORNIA WATER DISTRICT SUBMITS REVISIONS FOR THE MITIGATION MEASURES REGARDING WATER QUALITY</p>	<p>STAFF WILL UPDATE THE PROGRAM EIR NO. 524 TO REFLECT RANCHO CALIFORNIA WATER DISTRICT PROPOSED REVISIONS.</p>
<p>SEBASTIAN ONTIVEROS, ONTIVEROS, SEA BAND OF INDIANS</p>	<p>REQUEST FACE TO FACE MEETING TO DISCUSS THE PROJECT.</p>	<p>STAFF WILL CONTACT MR. ONTIVEROS TO DISCUSS THE PROJECT.</p>



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PUBLIC COMMENTS/ TESTIMONY	COMMENTS	STAFF RESPONSE
JAMES CARTER, WINE COAST WINERY	OPPOSES LIMITING WINE CLUB EVENTS TO FOUR TIMES A YEAR AND 50% OF GRAPES USED SHALL BE GROWN ON SITE	PLANNING COMMISSION AGREED WITH STAFF'S RECOMMENDATION OF LIMITING THE WINE CLUB EVENTS TO FOUR TIMES A YEAR TO LIMIT IMPACTS TO THE SURROUNDING AREA. STAFF AGREES THAT THE PROVISION FOR 50% OF GRAPES USED SHALL BE GROWN ON-SITE WAS AN ERROR AND ORDINANCE 346.4729 WILL BE CORRECTED.
MIAMI GREGGOR, RESIDENT	DOES NOT SUPPORT ANY OF THE CHANGES PROPOSED THROUGH THE PROJECT. RESIDENTS HAVE NOT BEEN APART OF THE PLANNING PROCESS, AD-HOC COMMITTEE HAS BEEN HELD IN SECRET DURING BUSINESS HOURS. PROJECT FAVORS WINERIES AND ELIMINATES STAND ALONE SPECIAL OCCASION FACILITIES. CONCERN OVER SEWER LINES IN WINE COUNTRY AND GRANDFATHERING IN EXISTING USES. LARGE LOT IS A BARRIER FOR PROPERTY OWNERS WHO WISHES TO DO BUSINESS IN WINE COUNTRY. DOES NOT AGREE WITH 75% PLANT REQUIREMENTS.	THE PROJECT WAS DEVELOPED WITH EXTENSIVE COMMUNITY OUTREACH WHICH INCLUDE SURVEYS, TOWN HALL MEETINGS, AND AD-HOC COMMITTEE MEETINGS. ALL MEETINGS WERE OPEN TO THE PUBLIC FOR INPUT. TO ADDRESS IMPACTS ASSOCIATED WITH SPECIAL OCCASION FACILITIES TO RESIDENTS AND THE SURROUNDING COMMUNITY, THE PROJECT WOULD ALLOW SPECIAL OCCASION FACILITIES ONLY AS A SECONDARY USE TO A WINERY OR COMMERCIAL EQUESTRIAN FACILITY ON LARGER LOT SIZE. THE SEWER LINES ARE NECESSARY TO ENSURE IMPACTS TO GROUNDWATER ARE MITIGATED. USES THAT ARE ESTABLISHED LEGALLY MAY CONTINUE THEIR USE, THE PROJECT DOES NOT CHANGE A PROPERTY'S ZONE CLASSIFICATION. LARGE LOT SIZES PROVIDES A MECHANISM TO CONTROL AND MITIGATE FUTURE DEVELOPMENT IMPACTS. THE PROJECT ALLOWS SMALL COTTAGE INDUSTRIES TO OPERATE FROM A PERSON'S HOME. THE PLANT REQUIREMENT IS INTENDED PRESERVE THE AREAS AGRICULTURE AND RURAL

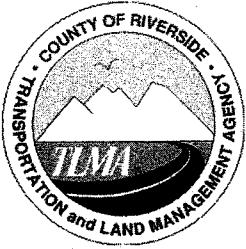




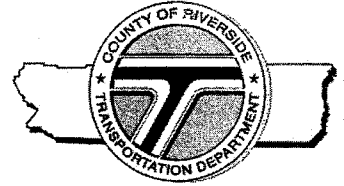
Temecula Valley Wine Country Community Plan

Additional Information – Letters Received after posting of Form 11

SUBMITTERS/ TESTIMONY	REQUEST	STAFF RESPONSE
<p>MR. JEFFREY S. GREGG, RESIDENT (CONTINUED)</p>	<p>REQUIRING WINERIES TO PRODUCE 3,500 GALLONS OF WINE IS A WASTE OF WATER. DID NOT RECEIVE NOTIFICATION ON A TIMELY MANNER. OPPOSES 300' SET BACKS FOR RESIDENTIAL USES.</p>	<p>CHARACTERISTICS. THE 3,500 GALLON PROVISION IS INTENDED TO ENSURE THAT WINERY/VINEYARDS ARE THE PRIMARY USE OF A WINERY OVER ALL INCIDENTAL USES. PUBLIC NOTICE WAS PUBLISHED IN THE PRESS ENTERPRISE AS WELL AS SENT TO PROPERTY OWNERS. THE 300' ALONG SOME ROADS ARE INTENDED TO MITIGATE TRAFFIC IMPACTS TO FUTURE RESIDENTIAL LOTS. IF 300' CANNOT BE MET, THE SET BACK WOULD THEN BE EQUAL TO 1/3 OF THE LOT.</p>
<p>MR. GONZALEZ, COGLATE ENGINEER CITY OF TEMECULA</p>	<p>REVISE FINAL PROGRAM EIR NO. 524 TO ADDRESS TRAFFIC IMPACTS</p>	<p>THE COUNTY HAS AND WILL CONTINUE TO WORK WITH CITY OF TEMECULA TO DEVELOP APPROPRIATE MITIGATION MEASURES TO ADDRESS TRAFFIC IMPACTS. THE COUNTY'S TRANSPORTATION DEPARTMENT WILL PROVIDE A RESPONSE DURING THE BOARD HEARING.</p>
<p>MR. JIM GAGNEY, RESIDENT</p>	<p>REQUEST A FORMATION OF A SPECIAL TASK FORCE TO DEVELOP PROVISIONS TO REGULATE VACATION RENTALS WITHIN THE WINE COUNTRY AREA</p>	<p>THE COUNTY CURRENTLY DOES NOT HAVE STANDARDS FOR VACATION RENTALS.</p>
<p>MR. JON TEASDALE, RESIDENT AND PROPERTY OWNER</p>	<p>RECONSIDER ALLOWING INN/HOTELS SUITE/COOKING SCHOOL/DAY SPA PROVISIONS ON 5 ACRES</p>	<p>THE PROJECT ALLOWS FUTURE BED AND BREAKFAST/INN/HOTELS/RESORTS ONLY IN CONJUNCTION WITH A WINERY WITHIN THE WINERY DISTRICT. THE INTENT IS ALLOW THE LARGER HOSPITALITY USES ONLY SECONDARY TO A WINERY. ALSO, COTTAGE INNS (1-5 ROOMS) ARE PERMITTED THROUGH THE PROJECTS.</p>



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY
Transportation Department



Juan C. Perez, P.E., T.E.
Director of Transportation

September 24, 2013

Dale West
Associate Planner
City of Temecula
41000 Main Street
Temecula, CA 92590

RE: COMMENTS FOR THE WINE COUNTRY COMMUNITY PLAN – FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT

Mr. West,

The purpose of this letter is to respond to the comments received from the City of Temecula on September 23, 2013 for the Final Program Environmental Impact Report No. 524 Response to Comments. Below you will find the stated comments from the City followed by the County of Riverside's response.

Comment 1: Response No. 10.11 – The Traffic Impact Study (TIS) indicates the proposed project, under Existing Plus Project Conditions, will have a direct impact at several intersections located in the City of Temecula. It is not unreasonable to require the project to mitigate the impact by constructing or providing a "fair share" contribution, equal to the impact, to construct the improvements needed to mitigate the impact. Please revise response.

Response 1: As noted in the traffic report, the Wine Country Community Plan (WCP) will buildout over an extended period of time. As such, basing impacts on the Existing plus Project Condition (which assumes that the project is completed upon approval) does not provide realistic information to the decision makers regarding fair and reasonable mitigation. As such, all mitigation is based on the Future with Project Condition as it is the most appropriate and reasonable scenario for developing project mitigation.

Comment 2: Please revise Response No. 10.24 as shown:

Winchester Road at Ynez Road – The first paragraph is confusing and should be revised. For example: "This intersection operates at an unacceptable LOS E with the proposed project. However, due to the proposed project's decreased land use density, the intersection operation is expected to improve to acceptable levels as compared to the No Project condition."

Please add the following at the end of second paragraph: "Project shall provide a fair share contribution through the project TIF toward the implementation of revised Adaptive Traffic Signal Timing Program."

Margarita Road at Rancho California Road - Please explain why proposed roadway improvements were deleted at this intersection.

Margarita Road at Rancho Vista Road- Please explain why proposed roadway improvements were deleted at this intersection. Also, the first paragraph is confusing and should be clarified. For example: "This intersection operates at an unacceptable LOS E with the proposed project. However, due to the proposed project's decreased land use density, the intersection operation is expected to improve to acceptable levels as compared to the No Project condition."

Please add the following at the end of second paragraph: "Project shall provide a fair share contribution through the project TIF toward the implementation of revised Adaptive Traffic Signal Timing Program."

Margarita Road at Pauba Road- The first paragraph is confusing and should be clarified. For example: "This intersection operates at an unacceptable LOS E with the proposed project. However, due to the proposed project's decreased land use density, the intersection operation is expected to improve to acceptable levels as compared to the No Project condition."

Please add the following at the end of second paragraph: "Project shall also provide a fair share contribution through the project TIF toward the implementation of revised Adaptive Traffic Signal Timing Program."

Response 2: The City of Temecula impact significance criteria was applied to identify impacts at these locations, which occur when, "...the project degrades operations at an intersection from an acceptable LOS D or better to an unacceptable LOS E or LOS F; or the project degrades operations at an intersection operating at an unacceptable LOS E or LOS F by increasing the control delay by 2.0 seconds or more."

Although all of these intersections are projected to operate at an unacceptable level with or without the project, the change in delay between the No Project and With Project Condition for each of these intersections is summarized below:

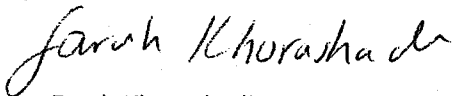
- Winchester Road at Ynez Road –
 - Future No Project Delay = 64.4 seconds (LOS E)
 - Future With Project Delay = 58.8 seconds (LOS E)
 - Project **decreases** delay by 5.6 seconds, thus the impact is less than significant
- Margarita Road at Rancho California Road
 - Future No Project Delay = 66.9 seconds (LOS E)
 - Future With Project Delay = 55.6 seconds (LOS E)
 - Project **decreases** delay by 11.3 seconds, thus the impact is less than significant
- Margarita Road at Rancho Vista Road
 - Future No Project Delay = 86.7 seconds (LOS F)

- Future With Project Delay = 60.9 seconds (LOS E)
- Project **decreases** delay by 15.8 seconds, thus the impact is less than significant
- Margarita Road at Pauba Road
 - Future No Project Delay = 88.2 seconds (LOS F)
 - Future With Project Delay = 67.5 seconds (LOS E)
 - Project **decreases** delay by 20.7 seconds, thus the impact is less than significant

At each of the intersections above, the WCP decreases delay and, thus, reduces the impacts at the intersections to a less than significant level. Because the impacts are less than significant, no mitigation would be required.

It should also be noted that I discussed the comments stated above with Jerry Gonzalez (Associate Engineer) at the City and he indicated that the City concurs with the County's traffic impact analysis and modeling methodology. The County will revised the text to add additional clarification to eliminate confusion identified by the City.

Sincerely,



Farah Khorashadi
Engineering Division Manager

cc: Juan C. Perez, Transportation and Land Management Agency Director
Patricia Romo, Deputy Director of Transportation
Carolyn Syms Luna, Director of Planning Department
Frank Coyle, Deputy Director of Planning Department

FK:kkt

9/24/2013

Please insert the following into the official record

From: Donald J Douglas
40920 Anza Road
Temecula, CA 92592

This following section needs clarification, the language is too ambiguous.

Ordinance No. 348.4729

Section 141.95 Authorized uses. Wine Country – Residential (WC-R)

4.96 Development Standards

b. Residential Standards . in addition to the general standards, the following standard shall apply to all residential developments in the WC Zones. The following standard shall not apply to residential tract and parcel maps tentatively approved prior to the effective date of this ordinance nor shall they apply to final maps recorded prior to the effective date of this ordinance. Such maps shall comply with the development standards of the representative zoning classifications in Ordinance No. 348.

Question

On an existing maps and developments on a parcel on Anza Road or one of the other 13 roads named in section b. paragraph 4 of this same section of residential development standards.

1. Will any other development beyond the existing one be required to have a 300 ft setback or are they grandfathered under the original track map?

ie. There is an existing house, the owner wants to build a barn, garage or other out buildings, will they have to conform to the new 300ft set back rule when the original standard was in my case 75ft

Or

Will the set back rules at the time the house was built apply.

If my parcel was undeveloped and the 300ft setback was required it would take over half of my land and make it undevelopable I would consider this onerous and unacceptable, when wineries are only require a 100 ft setback.

This need to be addressed and explained why residential along the 13 named road will not be allowed to used their property for building and the wineries have a more leaniant standar.

GLENOAKS RANCH ESTATES
MAINTENANCE ASSOCIATION
c/or Ralston Management
41874 Sixth Street
Temecula, CA 92590

VIA EMAIL

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,

We are members of the Board of Directors of Glenoaks Ranch Estates Maintenance Association ("GREMA"). Glenoaks Ranch Estates is a gated-entry community with an organized maintenance association located in the Northeast Residential District of the proposed Temecula Valley Wine Country Community Plan Project (the "Project"). It is bordered by Mesa Road, Glenoaks Road, DePortola Road, and Camino Sierra Road. Glenoaks Ranch Estates encompasses a number of estate homes and families who are year-round residents.

As members of the Board of Directors of GREMA, we would like to express the following exceptions and comments regarding the proposed 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 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.

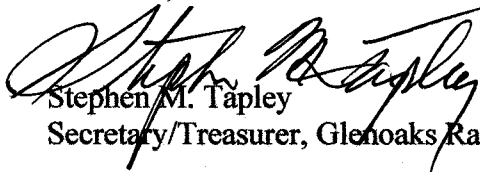
Traffic and Parking Issues: The Project does not adequately address the additional traffic and parking impacts of the Project. It is essential that every winery, hotel, and other business encompassed by the Project be required to provide adequate off-road parking. If wineries, hotels, and other businesses 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-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.

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
President, Glenoaks Ranch Estates Maintenance Association



Stephen M. Tapley
Secretary/Treasurer, Glenoaks Ranch Estates Maintenance Association

GLENOAKS RANCH ESTATES
MAINTENANCE ASSOCIATION
c/or Ralston Management
41874 Sixth Street
Temecula, CA 92590

September 23, 2013

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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
President, Glenoaks Ranch Estates Maintenance Association

Steven Tapley
Secretary/Treasurer, Glenoaks Ranch Estates Maintenance Association

All of the Above (1)

From: All of the Above (1) <alloftheabove1@verizon.net>
Sent: Tuesday, September 24, 2013 5:10 AM
To: 'Frank Coyle'
Cc: 'kteasda1@verizon.net'
Subject: Wine Country Community Plan

I am a wine country resident, an active member of the winegrower's association, and I count several winery owners as friends and/or neighbors. I am, however, writing to protest the favoritism shown by certain provisions of the proposed ordinance. Specifically, I am protesting those sections which limit lodging facilities and associated uses on 5 acres to existing wineries only, rather than to existing vineyards and other properties. The apparent assumption is that only wineries have detrimentally relied upon prior law.

We are owners of 5.04 gross acres in the heart of wine country, which we purchased over 20 years ago, with the intent of opening a three-to-ten-room bed and breakfast inn. Seventy-five percent of the plantable land was immediately planted in winegrapes, as the then-proposed ordinance permitted inns only in conjunction with "producing" vineyards, and it took several years for a new vineyard to produce grapes. We relocated an historic home to the property, and graded for future expansion and parking.

After many years of following the changing laws and huge expense involved with development in wine country—even small development—and the distractions of raising a family, we decided to postpone a wine country business. We still followed the changing laws, however, and I was repeatedly assured that a bed-and-breakfast or country inn (2 guest rooms per acre originally) with a cooking school (a later addition) would continue to be allowed on five acres. Almost two years ago, Mitra Mehta Cooper suggested that I await the adoption of the new plan, since it would be more favorable to small home-based businesses. Further, at least three winery owners told me that it was very difficult, if not impossible, for small operations to succeed in wine country; one told me to "make money in town and bring it back to wine country."

So, in 2010, rather than open a gluten-free bed-and-breakfast inn and cooking school at home, we opened a gluten-free bakery in downtown Temecula. We have been considering the possibility of remodeling at home to build a "hotel suite" (or one-suite bed-and-breakfast inn) and small cooking school in the next few years. With the demands of running a business, however, I did not follow the latest changes in the community plan. In fact, I only learned in the last few hours of the changes to the ordinance that would prevent our original or subsequent plans. I was able to get very little information from the head librarian at the Grace Mellman Library (despite the legal notice, and her best attempts.) An on-line search a few hours ago, revealed that, although we are directly across the street from an existing winery, we are not zoned the same. An inn on five acres with a cooking school, would only be allowed for existing wineries, which is a recent change and favorable treatment for the wineries. (Wilson Creek Manor and the Inn at Europa Village are the only wine country inns that I can think of, and neither was built as a winery inn.)

I am asking that you reconsider the inn/hotel suite/ cooking school/day spa provisions, that were, until recently, permitted on five acre vineyards.

Lorilyn Teasdale

16-3
9/24/13

Temecula Valley Travel Impacts

2000-2012

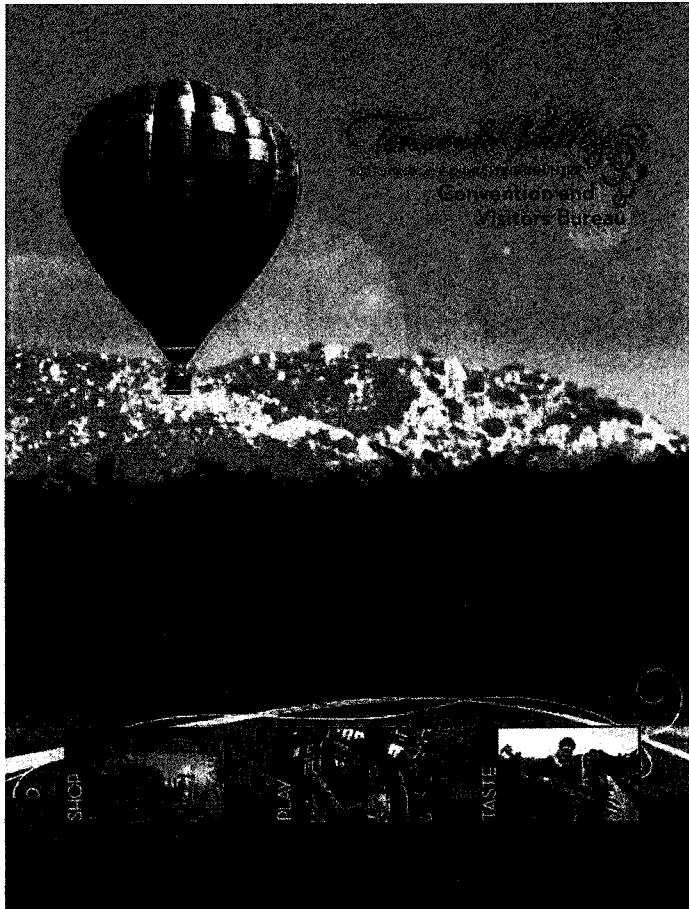


photo courtesy of Temecula Valley Convention and Visitors Bureau

July 2013

Prepared for the

Temecula Valley Convention and Visitors
Bureau
Temecula, California

16-3
9/29/13

**TEMECULA VALLEY
TRAVEL IMPACTS, 2000-2012**

Prepared for the

Temecula Valley Convention and Visitors Bureau
Temecula, California

Prepared by

Dean Runyan Associates
833 S.W. 11th Avenue, Suite 920
Portland, Oregon 97205
503.226.2973
www.deanrunyan.com

July 2013

TEMECULA VALLEY TRAVEL IMPACTS, 2000-2012

TRAVEL ECONOMIC IMPACTS

This report, prepared for the Temecula Valley Convention and Visitors Bureau, documents the economic significance of the travel industry in the Temecula Valley from 2000 through 2012. The Temecula Valley estimates for 2000 through 2011 are based on the same methodology (the Regional Travel Impact Model), and are therefore comparable to the county and statewide estimates reported in the most recent *California Travel Impacts* report.¹

INTERPRETATION OF IMPACT ESTIMATES

The three primary visitor attractions in the Temecula Valley are the Pechanga Resort and Casino, Old Town Temecula, and Temecula Valley Wine Country. It is important to emphasize that the economic impact estimates presented in this report are credible in terms of the larger Temecula economy, and consider specific information. Room sales and employment data for the Pechanga Resort and Casino was provided by Pechanga.

In interpreting the findings, it should also be noted that:

- The impacts associated with both overnight and day travel are included if the travelers remain at the destination overnight or the destination is over 50 miles, one-way, from the traveler's home.
- The monetary estimates in this report are expressed in *current* dollars. There is no adjustment for inflation.
- The economic impact measurements represent only direct economic impacts. Direct economic impacts include only the spending by travelers and the earnings and employment generated by that spending.
- The employment estimates in this report are estimates of the total number of full and part-time number of jobs directly generated by travel spending, rather than the number of individuals employed. Both payroll and self-employment are included in these estimates.

¹ *California Travel Impacts by County, 1992-2011: 2012 Preliminary State and Regional Estimates* (May 2013).

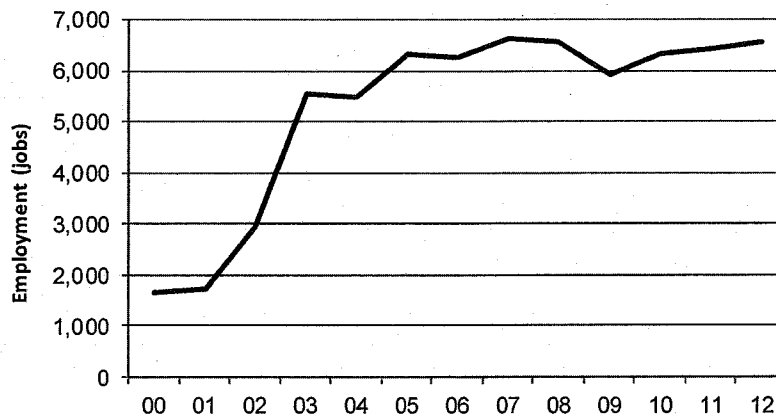
TRAVEL TRENDS IN TEMECULA VALLEY

Travel spending in Temecula Valley in 2012 was approximately \$625 million. This represents a 4.5 percent increase the previous year. During 2012, travel spending in Temecula Valley directly supported over 6,500 jobs with earnings of \$187 million.

Temecula Valley Travel Trends, 2000-2012

	Travel Spending (\$Million)	Earnings (\$Million)	Employment (jobs)	Tax Receipts		
				Local (\$Million)	State (\$Million)	Total (\$Million)
2000	131.2	36.2	1,660	2.7	5.3	8.0
2001	144.3	40.1	1,740	3.0	5.7	8.7
2002	231.1	69.5	2,930	3.5	8.2	11.8
2003	432.5	135.8	5,560	4.6	13.3	17.8
2004	436.1	136.9	5,490	4.4	13.3	17.7
2005	508.6	159.5	6,320	5.0	15.3	20.2
2006	520.6	165.1	6,250	4.8	15.5	20.3
2007	603.4	180.2	6,630	5.8	17.6	23.4
2008	588.4	181.1	6,570	5.6	17.6	23.2
2009	509.1	161.5	5,910	4.6	16.9	21.5
2010	556.8	172.1	6,320	5.1	19.4	24.5
2011	598.2	179.9	6,420	5.5	20.4	25.8
2012	625.3	186.7	6,580	5.9	20.1	26.0
Annual Percentage Change						
11-12	4.5	3.8	2.5	7.2	-1.1	0.6
00-12	13.9	14.6	12.2	6.6	11.7	10.3

Travel-Generated Employment in Temecula Valley 2000-2012



Note: Employment includes all full-time and part-time positions.
Payroll employees and self-employed are both included.

VISITOR VOLUME

Visitor volume and average visitor spending estimates for Temecula Valley are shown in the table below. These estimates are derived, in part, from the total travel spending estimates. Because measures of travel party size and length of stay specific to Temecula Valley visitors are not available, both the average spending and volume estimates should be viewed as approximations.

Temecula Valley Visitor Volume, 2012

Accommodation	Travel Parties		Persons		
	Days (Millions)	Size (persons)	Days (Millions)	Avg. Stay (days)	Trips (Millions)
Overnight	1.1	2.6	2.9	2.8	1.1
Hotel/Motel	0.7	2.0	1.4	2.0	0.7
Other Overnight	0.4	3.5	1.5	3.5	0.4
Day	0.6	2.0	1.2	1.0	1.2
Total	1.7	2.4	4.1	1.8	2.3

Temecula Valley Average Spending, 2012

Accommodation	Total (Millions)	Travel Party		Person	
		Per Day	Per Trip	Per Day	Per Trip
Overnight	\$386.9	\$344	\$959	\$133	\$371
Hotel/Motel	\$341.0	\$496	\$993	\$248	\$496
Other Overnight	\$45.9	\$105	\$366	\$30	\$105
Day	\$159.5	\$263	\$263	\$131	\$131
Day & Overnight	\$546.4	\$315	\$556	\$133	\$234
Transportation	\$78.9				
Total	\$625.3	\$361	\$636	\$152	\$267

Note: Spending on transportation is not included in accommodation categories. (See Visitor Spending at Destination in detailed table, page 4.)

DETAILED TRAVEL IMPACTS

Detailed travel impacts for the Temecula Valley are shown below.

Temecula Valley Travel Impacts, 2004-2012

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Visitor Spending by Type of Traveler Accommodation (\$Million)									
Hotel, Motel	258	307	314	367	356	302	332	359	380
Other Overnight*	47	51	53	61	61	55	59	63	63
Day Travel	131	150	153	175	171	152	166	177	183
Spending at Destination	436	509	521	603	588	509	557	598	625
Visitor Spending by Commodity Purchased (\$Million)									
Accommodations	48	57	58	71	63	51	54	58	63
Food & Beverage Services	68	79	81	94	92	85	93	99	105
Off Premise Food & Beverage**	48	57	58	69	68	61	66	72	75
Ground Tran. & Motor Fuel	44	50	55	66	78	56	67	78	79
Arts, Entertainment & Recreation	173	203	207	235	221	196	212	223	233
Other Retail	56	63	62	69	65	60	65	68	71
Spending at Destination	436	509	521	603	588	509	557	598	625
Industry Earnings Generated by Travel Spending (\$Million)									
Leisure & Hospitality	112	131	136	149	150	134	142	148	153
All Other***	25	28	29	32	31	28	30	32	34
Total Direct Earnings	137	159	165	180	181	162	172	180	187
Industry Employment Generated by Travel Spending (Thousand Jobs)									
Leisure & Hospitality	4,610	5,300	5,220	5,520	5,460	4,940	5,280	5,350	5,470
All Other***	880	1,020	1,030	1,110	1,110	980	1,030	1,070	1,110
Total Direct Employment	5,490	6,320	6,250	6,630	6,570	5,910	6,320	6,420	6,580
Tax Receipts Generated by Travel Spending (\$Million)									
Local Tax Receipts	4.4	5.0	4.8	5.8	5.6	4.6	5.1	5.5	5.9
State Tax Receipts	13.3	15.3	15.5	17.6	17.6	16.9	19.4	20.4	20.1
Total Direct Tax Receipts	17.7	20.2	20.3	23.4	23.2	21.5	24.5	25.8	26.0

Notes:

Other Overnight* accommodations includes campsites, vacation homes, and unpaid overnight stays in the private homes of friends or relatives.

Spending on *Off Premise Food & Beverage*** includes wine sales.

The *Leisure and Hospitality* industry includes accommodations, food services, and all arts, entertainment and recreation establishments.

*All Other**** industries includes retail, transportation, tour and winery establishments.

APPENDICES

APPENDIX A. REGIONAL TRAVEL IMPACT MODEL (RTIM) METHODOLOGY

Appendix B: Travel Impact Industries Matched to 2002 NAICS

**REGIONAL TRAVEL IMPACT MODEL (RTIM)
TRAVEL IMPACT ESTIMATION PROCEDURES**

TRAVEL SPENDING

Hotel, Motel, B&B. Spending on commercial accommodations by hotel and motel guests is estimated from transient lodging tax collections, room inventory data and other available survey data, including Smith Lodging reports. Spending by hotel and motel guests in other business categories, such as food and transportation, is estimated using spending distributions reported in visitor survey data. The spending distribution shows how travelers divide their spending between lodging and other purchases.

Campgrounds. Spending by campers using commercial campgrounds is estimated from the number of commercial campsites, the average occupancy of these campsites and the average daily expenditures of visitor camp parties reported in survey data. Spending in other business categories is estimated in the same way as for hotel guests.

Private Home. Spending by private home guests is determined from visitor survey data estimating the number of visitors staying as guests of friends and relatives and applying these rates to the household population base in the Temecula Valley.

Vacation Home. Estimated spending by vacation home renters and owners is based on housing data from the U.S. Bureau of the Census and visitor survey data for visitors that stay in their own vacation home or the vacation home of a friend or relative.

Day Travel. The share of day visits as a percentage of total travel is estimated from visitor survey data and applied to average daily spending estimates to produce day visitor spending.

RELATED TRAVEL IMPACTS

Spending by travelers generates jobs, payroll, and state and local tax revenue.

Earnings generated directly from traveler expenditures are estimated from the payroll-to-receipts ratio obtained from data published in the 2012 Economic Census and state and county estimates of earnings and employment produced annually by the Bureau of Economic Analysis' Regional Economic Information System (REIS). Earnings include payroll and other earned benefits of employees, and proprietor income.

Employment in each business category is calculated from average earnings data derived from Bureau of Labor Statistics Covered Employment and Wages (CEW) data and the earnings and employment produced annually by the Bureau of Economic Analysis' Regional Economic Information System (REIS).

Local Taxes consist of all local (municipality, county, special districts) point-of-sale taxes, including room taxes and sales taxes. Property taxes are not included.

State Taxes consist of all statewide point-of-sale taxes (including sales taxes and gasoline excise taxes) and personal and corporate income taxes attributable to travel-generated payroll.

TRAVEL IMPACT INDUSTRY	NAICS INDUSTRIES* (code)
Accommodation & Food Services	Accommodation (721) Food Services and Drinking Places (722) Residential Property Managers (531311)
Arts, Entertainment & Recreation	Performing Arts, Spectator Sports (711) Museums (712) Amusement, Gambling (713) Scenic and Sightseeing Transportation (487) Miscellaneous Industries (see note**)
Retail	Food & Beverage Stores (445) Gasoline Stations (447) Clothing and Clothing Accessories Stores (448) Sporting Goods, Hobby, Book, and Music Stores (451) General Merchandise Stores (452) Miscellaneous Store Retailers (453)
Ground Transportation	Interurban and rural bus transportation (4852) Taxi and Limousine Service (4853) Charter Bus Industry (4855) Passenger Car Rental (532111) Parking Lots and Garages (812930)

Notes: * Government enterprises (e.g., park systems) are included in this classification.
** Includes parts of industries in other sectors (e.g., accommodation, charter bus).
A more detailed description of these industries can be found at <http://www.ntis.gov/naics>.

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

PATINA ST

WARREN RD

SUMMITVILLE ST

INDIAN KNOLL RD

CALLE BARTIZON

BOHIE CT

GLENDRAKS RD

CALLE ANTA

BELLE ANNE RD

CAMINO DEL UNO

MONTE DEORO RD

MENGA SBURGO

CALLE BRANCO

AVENIDA BRAVURA

AVENIDA GATES IRB

MARSHALL

CALLE BEL

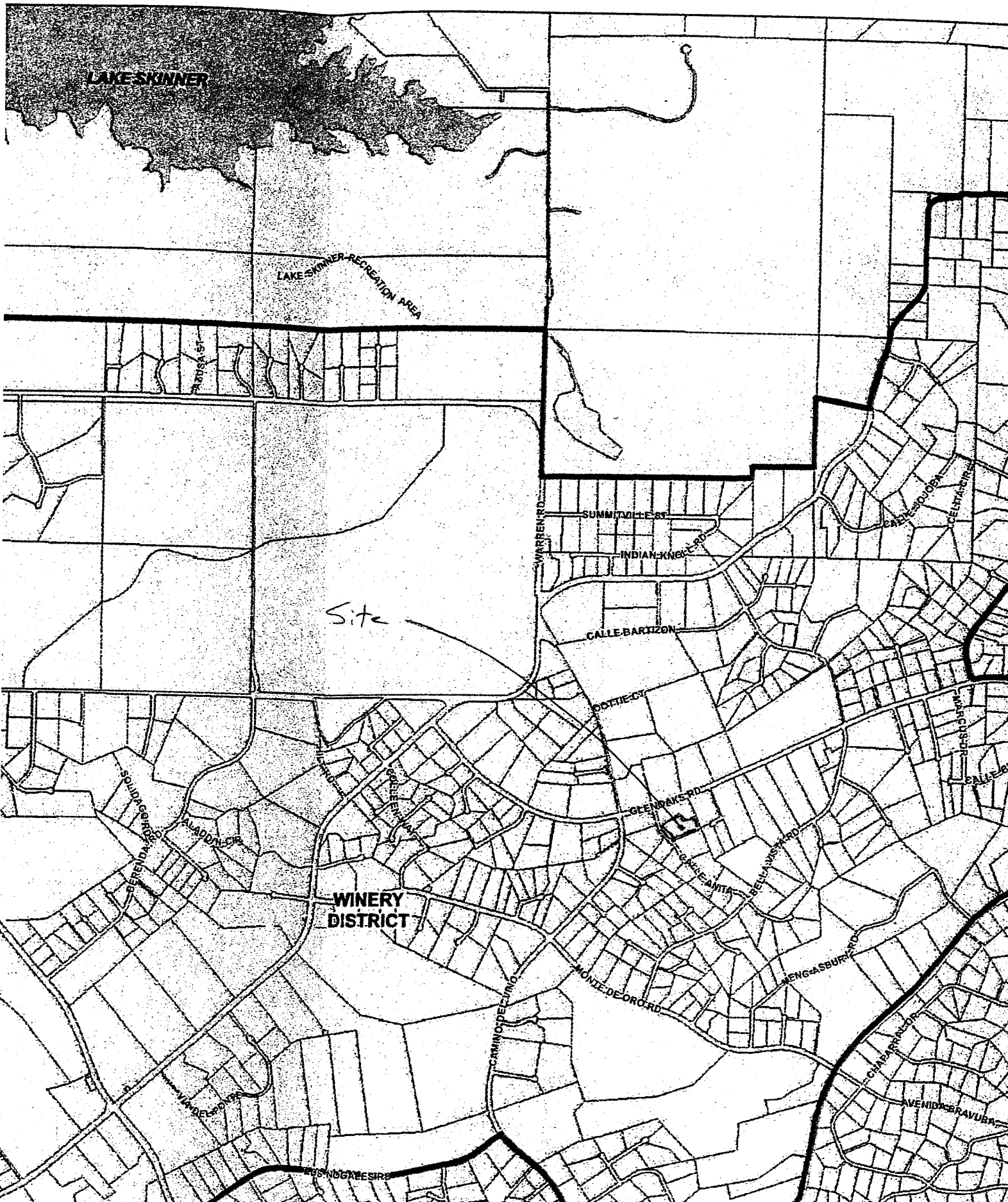
CALLE GORDON

CALLE STIR

SOLIDAGE RD

ALADDIN ST

WAVELAND



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

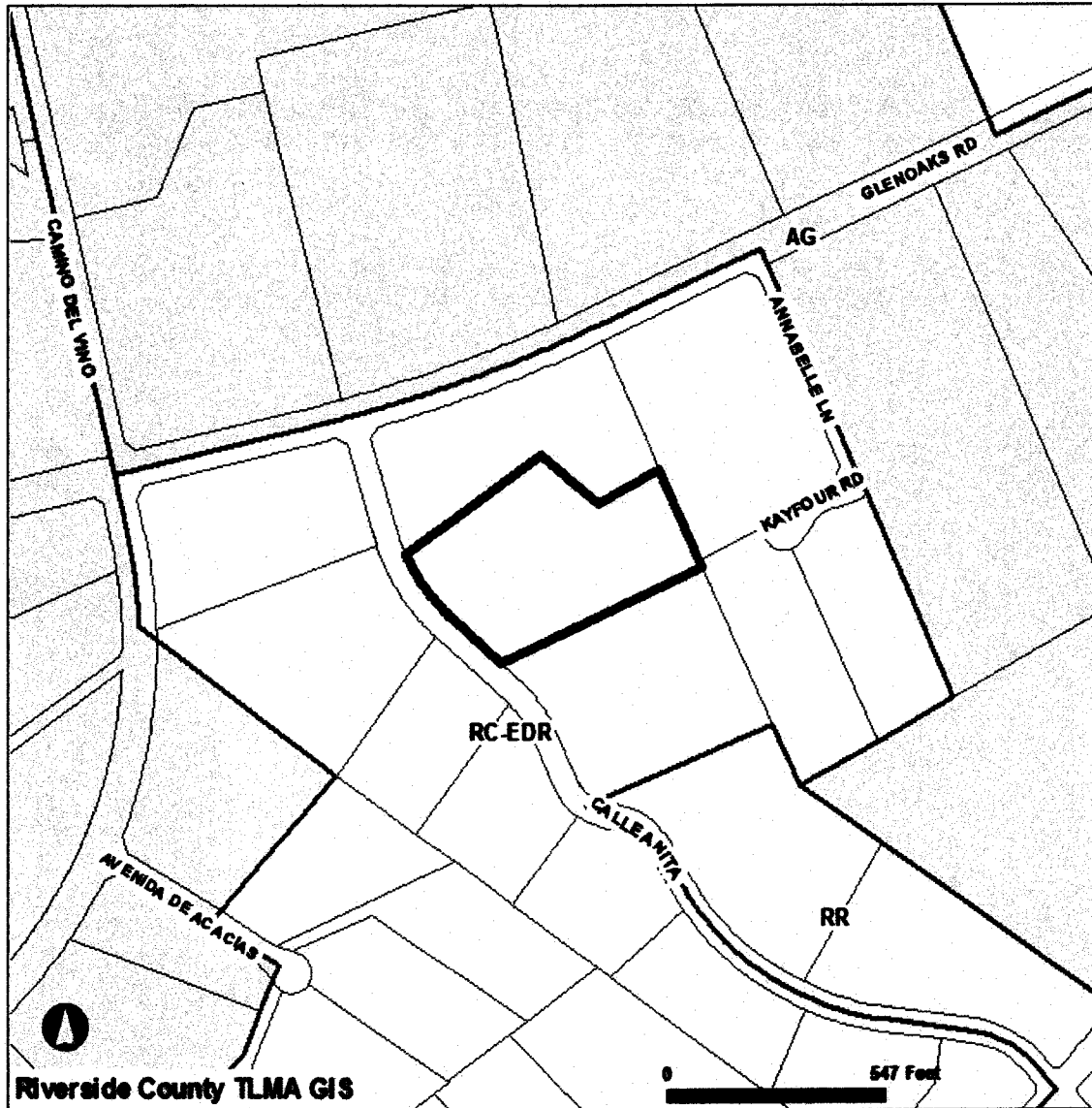
OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

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

HOFFMAN



Selected parcel(s):
941-200-028

IMPORTANT

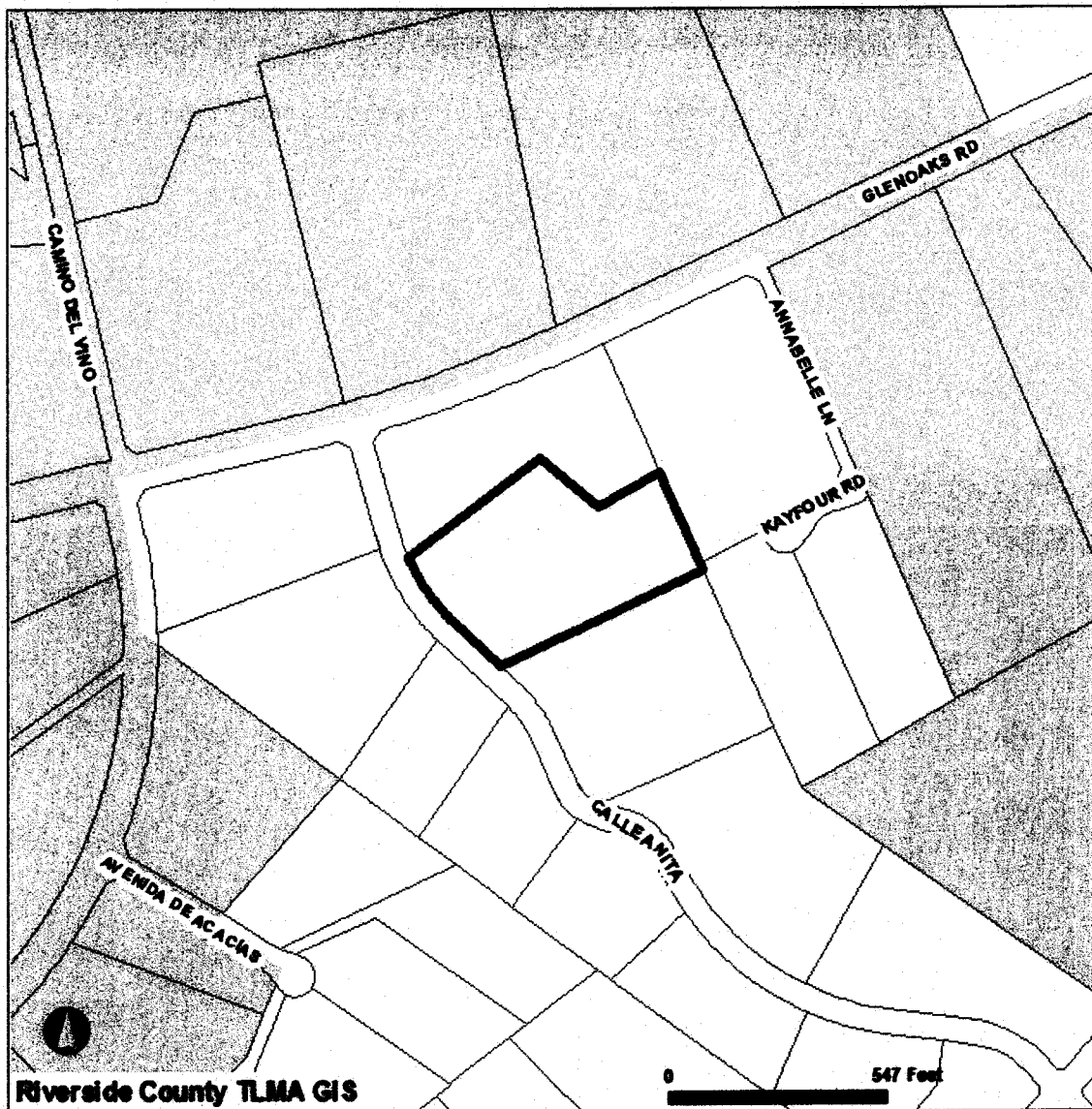
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Version 130225

CV

HOFFMAN



Selected parcel(s):
941-200-028

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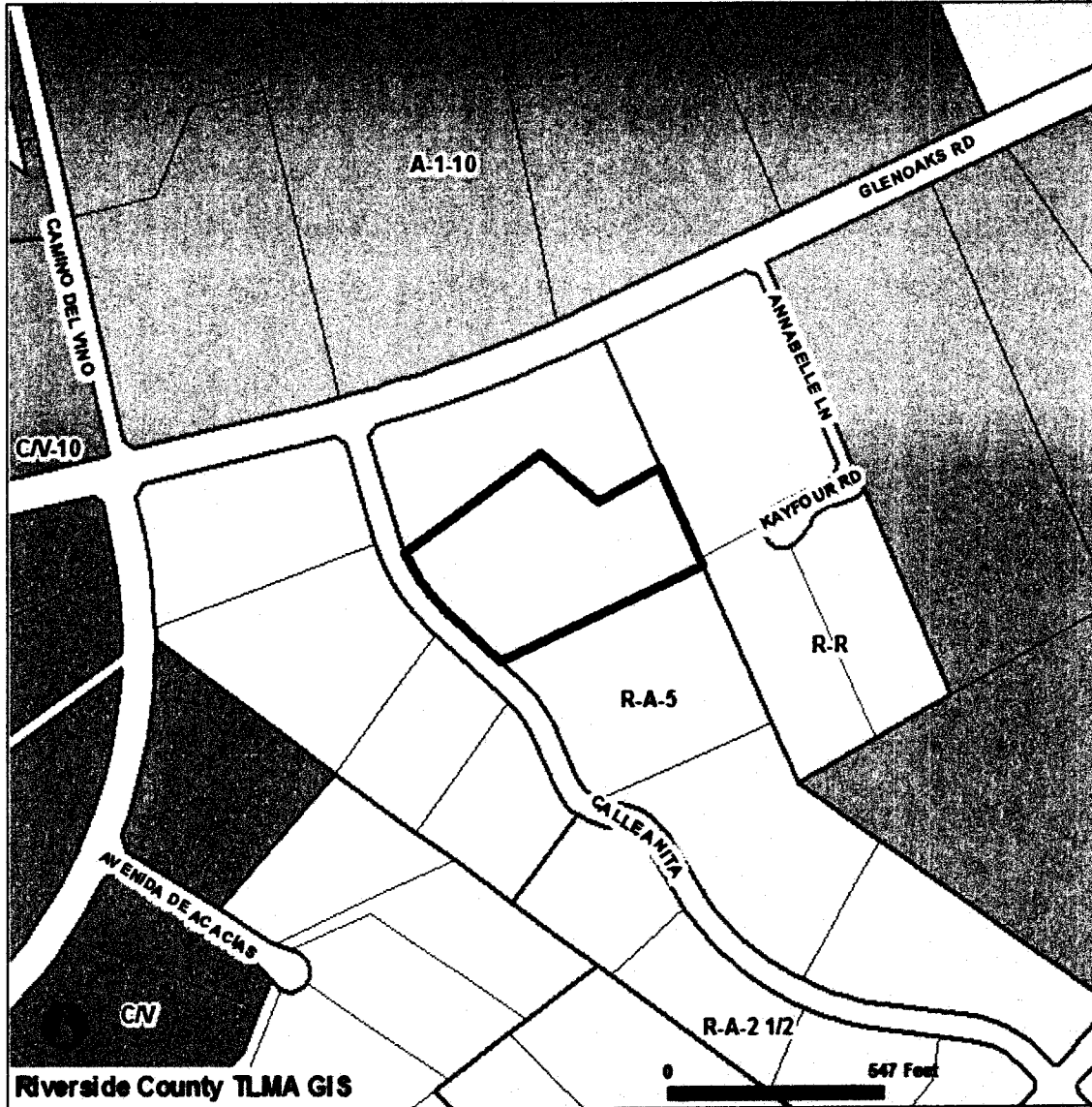
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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.

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CV

HOFFMAN



Selected parcel(s):
941-200-028

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CV



See Crisis On Tap

SUMMARY

Area Plans Public Outreach Land Use Related Comments

Palo Verde Valley Area Plan:

- Property indicated as Indian lands directly north of the City of Blythe are no longer owned by the Indians. Check data base.
- City is currently in the process to annex lands along the 10 to the Blythe Airport and expand Sphere of Influence. Adjust maps accordingly.
- Identify Ironwood Prison on maps.
- Flood data may be in error. Verify flood data.
- Is mineral extraction and exploration allowed in Open Space-Conservation designation? Policies will allow these uses to occur with County review and approvals.
- Ensure that the Lower Colorado River MSHCP is incorporated into the land use plan.
- A policy overlay along the river could be added to allow for the development of resorts.

*No
fongui
available
by 2021.*

*(2021 river
dry behind
Hoover Dam)*

Lakeview/Nuevo Area Plan:

- Community has crated a citizen's advisory committee to coordinate the area's responses and transit them to the County. All are welcome to join.
- The Chicken Ranch needs to be reflected on the Area Plans.
- The Channelization project and the associated increase in residential density will destroy the rural lifestyle. Supports Alternative 3A and 3B.
- Agricultural uses are not reflected on the maps and proposed land uses do no reflect the existing zoning.
- Potential zone changes could impact the RCIP process.
- Do not increase the density east of the San Jacinto River.
- Don't allow large lots because people cannot be trusted to maintain their property.
- Allow the higher density east of the San Jacinto River so my property can see a return on my investment.
- Do not increase density as it will destroy the rural character of the area.
- We want uses that serve the community, such as a market.
- How do we lower the buildout potential so it is not so dense in the future?
- Want more information on the Corridors and their potential impact.
- Groundwater in the area is being contaminated by septic systems so salt content is raising. We cannot continue farming because of this.
- Do not increase density.
- Advertise these meetings better. I did not know about this meeting.

*No longer
supported
due to
global
drought.
2002
Court ruling
NO Paper
Water*

? sludge not mentioned

Highway 74-79 Area Plan:

- The County agreed to have another public workshop in Winchester.
- Realignment of the 79 will impact Winchester by taking away business. Signage and access options are being explored with the realignment.
- The Mixed Use area should be moved to Menifee Road and the 74.
- How are our comments on the Alternatives A, B and C being addressed? New plans are based on updated information and we want your comments on the new plans.
- Agricultural uses shown in Alternative 3 do not make sense.
- The old Alternative B needs to be reflected in the RCIP Alternatives while maintaining the mixed use idea in Winchester.
- Romoland out to Briggs Road was removed from the City of Perris's Sphere of Influence in 1990 and is currently recognized by LAFCO.
- Pedestrian crossing of Highway 74 is dangerous. The mixed-use node in Romoland should not span the highway but be confined to the north side of the road and stretch between Briggs and Menifee.

*9/24/13
Adrian MacGregor
10-3*



- The industrial uses in the northeast section of Palomar Road should go back to the existing commercial uses designated in the specific plans.
- The three alternatives (A, B, and C) created by the County and reviewed at previous public workshops do not see them adequately represented by the new land use alternatives. The previous Alternative B was noticeably absent from the new alternatives.
- Concern voiced over the agriculture use in Alternative 3.
- The desire for the placement of a strip of commercial land use designation, approximately 1-acre deep between Winchester and Green Acres was expressed.
- The comment was stated that concentrated development is the wrong way to go for this community.
- One person stated that they would prefer the higher density west of Winchester, as shown on Alt 2, and the mixed use node in Winchester, as shown on Alt 3, combined into one alternative.
- Wanted to know if we will be changing existing zoning as a result of this project.
- There is a residential, golf course proposal southwest of Briggs and Highway 74 that is shown as business-park and light industrial on Alternative 3.
- Warm Springs Creek - feeling that the HTM and the environmentalists supporting the MSHCP are driving the project. Anger and confusion were voiced over the habitat program and the opinion that we are taking their land because we are putting these lines on a map.
- The suggestion was made that in the future we should begin the HTM discussion with a comparison between the current process a land owner must go through in the County in regards to endangered species and how the MSHCP will improve that.
- Can the HTM map be adjusted? What if you have a piece of property that borders one of the high priority zones?
- Are the Fish & Wildlife and Fish & Game on board with this project or are they going to develop their own habitat programs?
- The realignment of Highway 79 could conflict with conservation and MSHCP goals, especially on the eastern end of Highway 74-79.
- Highway 79 realignment could reduce business access to Winchester. A parallel frontage road or business loop could help maintain access to businesses in the area.
- Highway 74 realignment as an alternate to the Ramona Expressway not likely - per Ed, Caltrans is not receptive to the option.
- There were many questions and concerns about the Highway 79 realignment.
- A traffic signal is needed at Palomar Road.

Mead Valley Area Plan:

- No one listens to us at the County.
- Widening Cajalco could destroy the rural lifestyle of the area.
- Maintain rural lifestyle and animal keeping.
- Stop illegal dumping.
- Improve emergency services.
- The one issue that was the focus of most of the public comment had to do with an Amendment to Ordinance 348 (Chickens). Most of those in attendance were still bitter about the ordinance the County passed forcing a rezoning of the area 2 years ago and now it is up for amendment. Outside of this issue, we did not receive any comments directed at the proposed land use alternatives.
- Want to see trails implemented - frustration that they are paper only.
- Code enforcement concerns were voiced.
- The concern is the realignment of Cajalco and Highway 74.
- Steve Smith explained that Cajalco is not likely to go north of Lake Mathews.
- Comment was made regarding the fact that there are no north-south corridors in the County.

Southwest Area Plan:

- Do not change the Citrus-Vineyard area and intent.
- How can we be sure that the County will adhere to the plan once it is adopted?
- Maintain rural character of the unincorporated areas.



- Slope policies must account for individual conditions.
- Can the County get funding for infrastructure, especially with the anticipated growth? Purpose of the CETAP and MSHCP plans.
- Want public hearings on projects in the area to be held in SWAP area.
- Are the surveys part of public record and how can they be accessed?
- How do you insure that there will be adequate water supply for this anticipated growth in and around Temecula and Murrieta? The Diamond Valley Reservoir is intended as an emergency supply only.
- Will the Board of Supervisors actually implement this project once it's complete?
- Authors of the 1989 SWAP plan voiced frustration over that experience siting that it was undermined by the County continuing to approve developments throughout the planning process....
- Land uses in the Citrus Vineyard - not clear on the distinction between the agriculture and rural residential designations show in the alternatives.
- Observation made that approximately 40% of the County is already in public ownership.
- Person searched the internet for information on this project wanted to confirm what she found which revealed that the County is spending \$500,000 to advertise these workshops and the criticism re: this project posted on the net is not constructive.
- Residents of Glen Oaks do not want the County to step down the rural residential designation to 2 1/2 acres - they want to be reassured that the area where they live will remain 5 -10 acre lots.
- Is rezoning the next step once the land use is complete?
- One citizen said that we should envision this as a "New Town" and realize the opportunities involved with that. Another person asked for an explanation of our rationale for this location.
- One person stood up and read a few lines from an EIR for an unnamed project in French Valley which was less than flattering.
- Mayor of Temecula spoke to the frustration of other cities lack of involvement in this project.
- Does the RCIP recommend a sunset clause on specific plans in the County? If not, they should.
- Is there a plan to enlarge French Valley Airport?
- If we do not encourage higher densities in the French Valley - then the HTM will not work
- Where did the bio data come from? Primarily from UCR's database.
- The HTM maps need a disclaimer to explain that they are very preliminary and subject to change.
- Petition presented to the County - citizens who want the habitat connections and want the County to stop approving development projects while this project is underway.
- Question re: the eastern beltway around French Valley is this Butterfield Stage Road? Ed said this has been identified as a future eastern loop for years.
- Discussion about funding for transportation projects through Temecula and Murrieta - Ed explained that land use and transportation are never in balance. The concern pertained to the RCIP promoting higher densities in an area that is already suffering traffic congestion and this project is not providing a solution but escalating the problem. Traffic solutions should take precedence over land use.

The San Geronio Pass Area Plan:

- Advertise the hearings better so public input can be enhanced.
- Trains pose safety threat by cutting off portions of the community from emergency services.
- Trains are a noise problem - they blow their horns the entire way through the area.
- Designate bike and pedestrian trails in the area.
- Add the density ranges to the land use plans.

Sun City/Menifee Valley Area Plan:

- Coordination among Area Plans, and between cities and County is an issue.
- What is the nature and potential use of the incentives program?
- Mixed-use land use designation: what does it permit and not permit, and what are the potential impacts on neighbors?
- Location and availability of Plans for review and comment?
- Operational concerns related to roads and truck traffic.

**Temescal Canyon Area Plan**

- Compatibility between land uses, esp. mineral extraction and residential, is an issue.
- Traffic and circulation routes concerns related primarily to the 91 freeway. Lack of emergency routes out of El Cerrito is a concern.
- Desire for neighborhood protection from traffic and noise and incompatible development (e.g. mineral resources and the City of Corona traffic and development). Suggestion to use open space as a buffer around communities.
- Annexation concerns related to the City of Corona.
- Infrastructure provision concurrence with housing development has been lacking.
- Alternatives to automobiles need to be explored.

Jurupa Area Plan

- Habitat conservation and HTM questions.
- Concern about maintaining rural densities in the area.
- Glen Avon should maintain its rural character. Do not increase densities.
- Increased truck traffic associated with rapidly expanding industrial uses raising safety concerns in Mira Loma area.
- Resident asked why industrial parks (distribution centers) were being built next to her home.

Elsinore Area Plan:

- Suggested Mixed Use designation would be more appropriate than Light Industrial at Temescal Canyon Rd. and the I-15.
- Concern about the reduction of the strip of office and retail commercial along the I-15—Alternative 1 should prevail.
- A resident advocated for schools and expressed concern about the Plan's potential impact on area schools.
- Recommendation made to retain rural designations.
- Concern expressed that Alternative 3 reduces the potential for Wildomar to incorporate as a City.
- Questioned the scientific evidence that there is a market demand for mixed use and smaller commercial concentrations. Mixed use deemed "risky" by one resident.
- Meadowbrook resident expressed support for retaining the existing designations there, and concern that the meeting was not adequately advertised.
- Concern expressed that tentative tract maps are not reflected on the Plans.
- Concern expressed about changing the plan for Wildomar so that it differs from existing designations and zoning.
- Existing commercial designations should be retained, particularly the commercial west of the 15 in the southwest corner of the Plan.

San Jacinto Valley Area Plan

- Questions about the cities spheres of influence within the Area Plan boundaries, and whether they negate the planning we're doing.
- Question about the population projections we are citing, and whether the County has to accept and accommodate them.
- Concern expressed about conflicts between habitat needs of remaining species in the County and our multipurpose open space designations that allow human use.
- Frustration expressed about cities annexing territory and negating the plans made by the County.
- Support for mixed use designations and their potential to provide a focus for the area.
- Support for improving local transportation network so that job growth can occur in the area.
- Several questions about the MSHCP.
- Concerns about loss of agricultural lands in the County and the lack of effort to retain ag lands, as well as minimum lot sizes specified for ag in the Plan.
- Concerns expressed both about the weakness of the Certainty system and about it being too prescriptive.



- Support expressed for planning in order to achieve orderly development.

REMAP Meeting in Idyllwild

- Discussion of keeping the rural village and natural character of REMAP, comments ranged from a 20 year moratorium on development everywhere to balancing development and open space.
- Concern about pedestrian safety in Idyllwild.

REMAP Meeting in Anza

- Residents/property owners pointed out that the alternatives didn't reflect existing or permitted uses correctly.
- Questioned the 5 acre Rural Residential density.
- Expressed a need for roadway improvements along 371 (turnouts, more lanes).
- Wanted to capture tourist dollars in Anza of San Diego residents going to the Coachella Valley.
- Residents/property owners wanted redesignation of individual properties to commercial, rural village and higher density residential.
- Concern over rural village densities and existing mobile home park given the sewer and water capabilities of the region.

Eastern Coachella Area Plan

- Only one neighborhood in the Area Plan was represented at the meeting.
- Residents expressed concern and asked questions about potential annexation into either City of La Quinta or City of Coachella.
- The residents feel that they can coexist with ag operations in the area, but not with low density residential subdivisions.
- Residents are most concerned about protecting their equestrian lifestyle in the northwest corner of the Area Plan.

Eastvale Area Plan

- Opposed to high density residential and nonresidential land uses west of Sky Country.
- Many attendees thought the purpose of the meeting was to address the poultry ordinance in Jurupa.
- Many Jurupa residents attended meeting because they were not notified of the previous Jurupa workshop.
- Opposed to high density residential and nonresidential land uses adjacent to (west of) Sky Country.
- Residents wanted to know what the County was doing about truck traffic in and around residential neighborhoods.

Lake Mathews Area Plan

- Many residents asked why the County is proposing to change the recently approved Lake Mathews Community Plan.
- Rural areas should remain rural.
- Agricultural land owners want low density residential designation. Property owners claim agricultural production is no longer economically feasible.
- What is the potential for urban runoff polluting Lake Mathews?
- Representative from Woodcrest Municipal Advisory Council (MAC) asked if the County could make a presentation to the MAC.
- Resident asked what the County was doing to address safety concerns for Gavilan Road.
- Future development should consider planned regional and community trails.

Reche Canyon Area Plan

- Questioned why the County needs to "accommodate" projected growth.
- Minimum lot sizes for Agricultural areas are too small.
- Questioned rationale for transportation corridor through Reche Canyon. Concerned that it will ruin rural lifestyle of the area.



- Questioned rationale for Davis Road. Concerned that it splits wildlife area.
- Questioned why North-South corridor to Hemet was not shown.
- Seismic hazards map may be inaccurate.
- Mystic Lake needs to be shown on land use alternatives.
- San Jacinto Wildlife area needs to be shown on land use alternatives.

Western Coachella Valley Area Plan (Sky Valley)

- Support rural and open space designations in Alternative Three.
- Some were skeptical of preserving rural lifestyle. Felt that development pressures are too great.
- Concern that Dillon Road is becoming a significant alternative route to Interstate 10. Too many trucks.
- Debate about potential road connecting Dillon Road to Interstate 10.
 - Some thought it would create easier access and alleviate traffic on Thousand Palms Canyon Road.
 - Others felt it would spur further development pressures in Sky Valley.
- Opposed to Joshua Hills and The Habitat development proposals.
- Concerned about lack of road maintenance and lighting restrictions.

Western Coachella Valley Area Plan (Thousand Palms)

- Generally preferred Alternative One - didn't want any changes to land use designations.
- Concerned about Coachella Valley MSHCP. Property owner wanted to know how to prevent his land from being part of the CVMSHCP.
- Wanted lighting policies similar to "Dark Sky Ordinance".
- Support rural designations in Indio Hills.
- Asked whether residents would be notified individually if the land use designation for their property is changed as a result of the RCIP process.
- Property owner wanted to maintain the Commercial Retail land use designation on his property as identified in Alternative 1, not Alternative 3.

Desert Center Area Plan (provided by Jerry Jolliffe)

- The area plan boundaries need to be extended westward, to Joshua Tree National Park, to take in Chiriaco Summit (I'd recommend matching up with the eastern boundaries of the Eastern Coachella Valley AP) and the entire mineral resource area at the NW corner of the AP.
- Desert Center is an eyesore, and a wasted opportunity. There needs to be some incentive provided to clean it up. It was suggested that we designate the area between DC and Lake Tamarisk for development - probably resort oriented, even though it's now BLM land, to stimulate future land exchange opportunities that would lead to a financially feasible enhancement of the DC/LT community
- We need to make double sure that we've picked up all commercial uses - and ensure that we consider giving them some room to grow, on a case by case basis. Example - say you have a two acre parcel, an acre of which is being used commercially now. It may make sense to go ahead and designate the entire parcel commercial.

City of Murrieta City Council Meeting

- Concern about the density and types of development that the County is currently approving in their Sphere of Influence.
- Impacts of development in adjacent unincorporated areas on the City is a major issue.
- Desire to slow down the development process while the RCIP is in production.
- Questions about how the habitat conservation program will work and how it will impact the City.
- The Plan must be implemented and maintained once it is adopted.
- City supports the RCIP process.

City of Corona City Council Study Session:

- Concern about residential development outside the City, or any focused growth outside the City.
- Concern about residents in unincorporated areas using City services.



- Reservations about the HTM system.

City of Perris City Council Meetings:

- Impacts of the 74 realignment on short term city projects.
- How does the proposed San Jacinto River channelization project impact approved specific plans in the City? Questions about the channelization project itself.
- In the Lakeview/Nuevo Area Plan, the Rural Village concept and land use is appropriate to maintain the rural lifestyle in the area.
- The City supports the RCIP process.
- How will the habitat conservation program impact City and how will it be implemented.

City of Hemet City Council Meeting:

- Conflict between habitat conservation and development along the San Jacinto River; and
- Comment that MWD plans for eastern end of Diamond Valley reservoir were not being shown.

City of Temecula City Council Meeting:

- The provisions and densities of the plan must be adhered to.
- The plan must be implemented.
- How will the proposed conservation plan work and how will it impact the City.
- How will the mixed use areas look and what are the density ranges within the mixed use areas.
- How will Alternative 3 compare to Alternative 1 and 2 in regards to traffic? What is the impact of that traffic on the City?
- The road standards need to be coordinated between cities and the county.
- How will the conservation plan be financed?

City of Calimesa City Council Meeting:

- The City supports the RCIP process.
- How do the MSHCP corridors impact the City?
- What is the status of the De Anza Cycle Park and where is it going?

City of Beaumont City Council Meeting:

- How will MSHCP corridors impact City?
- City supports MSHCP effort but wants to maintain economic options, especially in the lower Portrero area.

City of Banning City Council Meeting:

- How will interim projects be addressed?
- Could you put the information on CDS?
- Population is coming and a plan must be prepared to address the growth.

City of Moreno Valley City Council Meeting

- Public comments reiterated comments received at the Reche Canyon community workshop.
- Asked for an explanation of the liquefaction hazards exhibit.
- Asked about the status of the North-South Corridor.

City of Riverside City Council Meeting

- Following presentation of the Highgrove and Lake Mathews Area Plans, the City Council received and filed the report and referred the RCIP to the Economic Development Corporation.
- Stressed the need for further intergovernmental cooperation between the City and the County.

Joint Hemet/San Jacinto City Council and Planning Commission Meeting:

- Concern about the City of San Jacinto taking action to improve its flood protection by "beefing up" levees along the San Jacinto River and ending up in conflict with the RCIP.



- McSweeney specific plan is not shown correctly on Alternative 2.
- Habitat-related questions.

City of Lake Elsinore City Council Meeting:

- Support for the light industrial designations along Highway 74.
- Questioned the wisdom of its residential designation for the Pacific Clay property.
- Supported a rural lifestyle in Wildomar.
- Concerned about the MSHCP and its impact on future development in the City.
- Expressed the opinion that COI designations are not legal.

City of Lake Elsinore City Council Study Session:

- City Council wondered if Area Plan designations would differ from City designations within their Sphere. If there were inconsistencies, would they be resolved prior to Plan adoption?
- Specific questions about the MSHCP and its development were the focus of the meeting.

City of Norco City Council Meeting:

- Transportation analysis and impacts on City from Eastvale plan;
- Impacts on schools and public facilities; and
- Desire to achieve the Santa Ana River crossing.

Cathedral City Council Meeting

- No comments received.

City of Indio City Council Meeting

- Emphasized need to include cities in the planning process.
- Requested statistical information (traffic, water consumption, etc.)
- Asked if utility providers such as the Coachella Valley Water District were involved in the planning process.



Eastern By-Pass Conceptual Alignment Study

PARSONS

See Stakeholder Sign-in Sheet

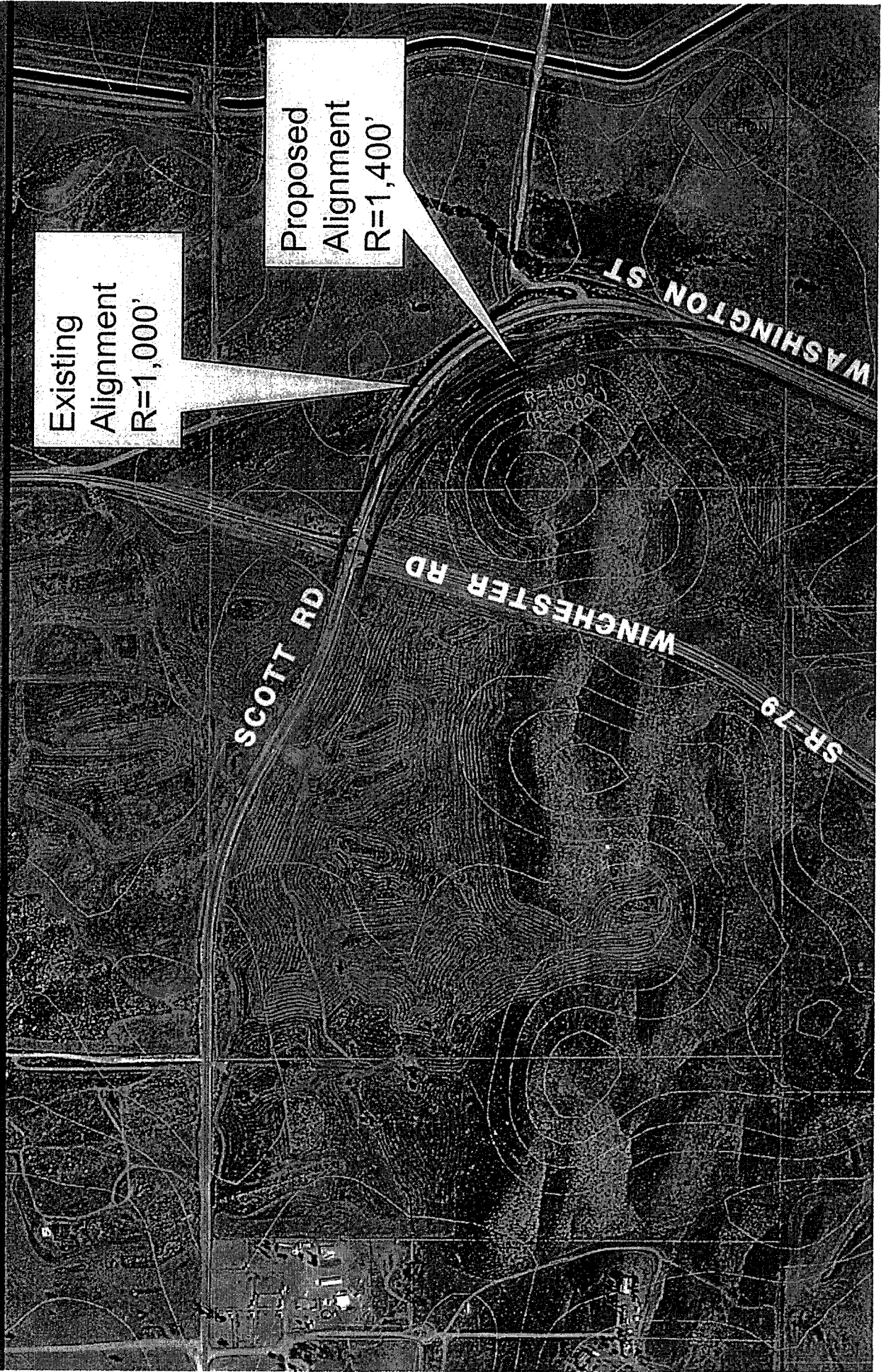
*Must read Stakeholder
06-07 minutes
Funding*

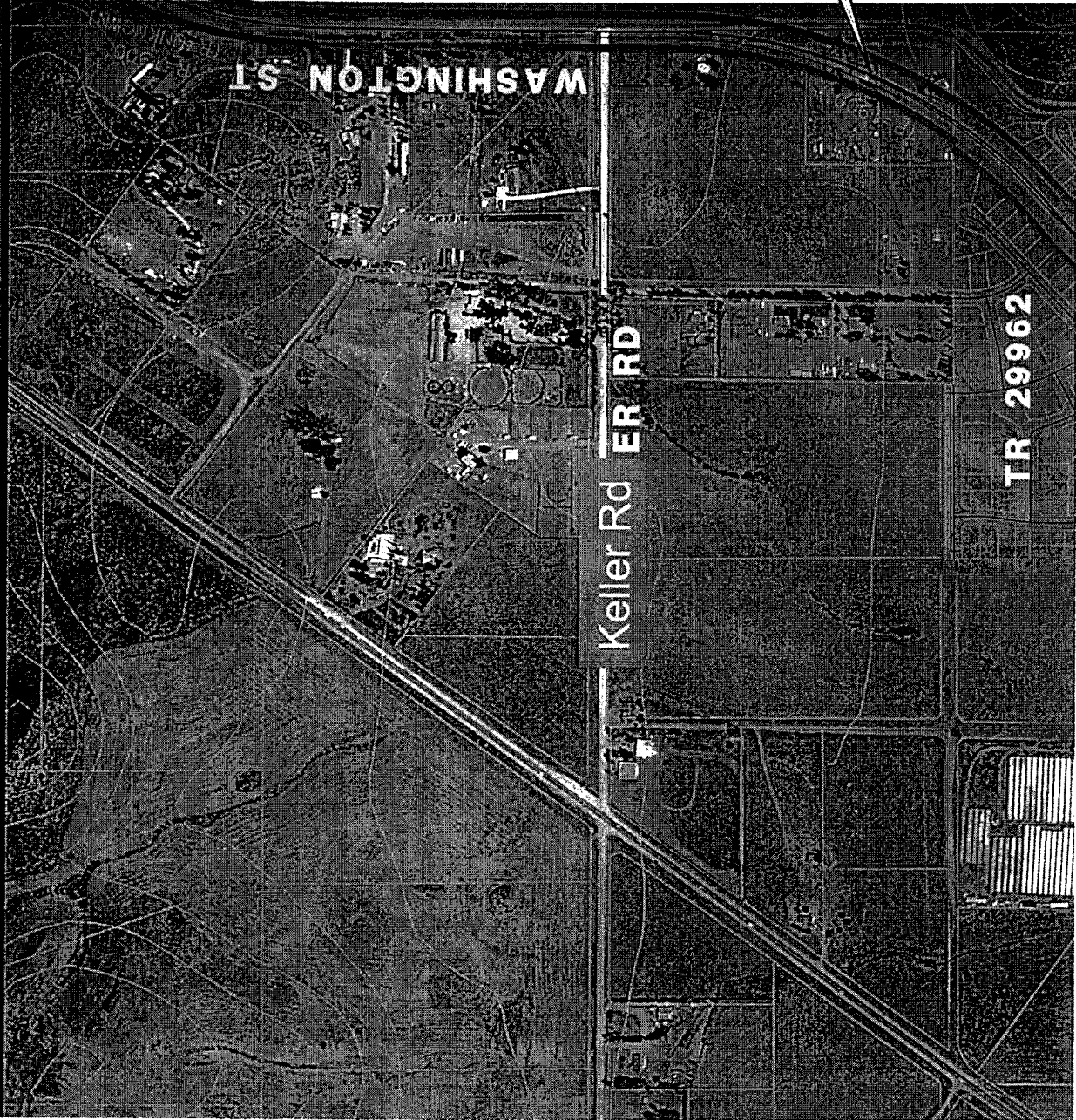
*Transportation
Executive Director*

*Valley Roads
Keeps Off Site*



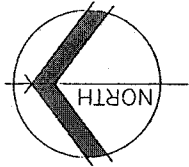
Scott Rd & Winchester Rd





Proposed
Alignment
R=1,900'

Utilize Recently
Realigned / Improved
Roadway
R=1,900'





TR 29962

Utilize Recently
Realigned / Improved
Roadway
R=1,400'

TR 29017

COTTONWOOD RD

WASHINGTON ST

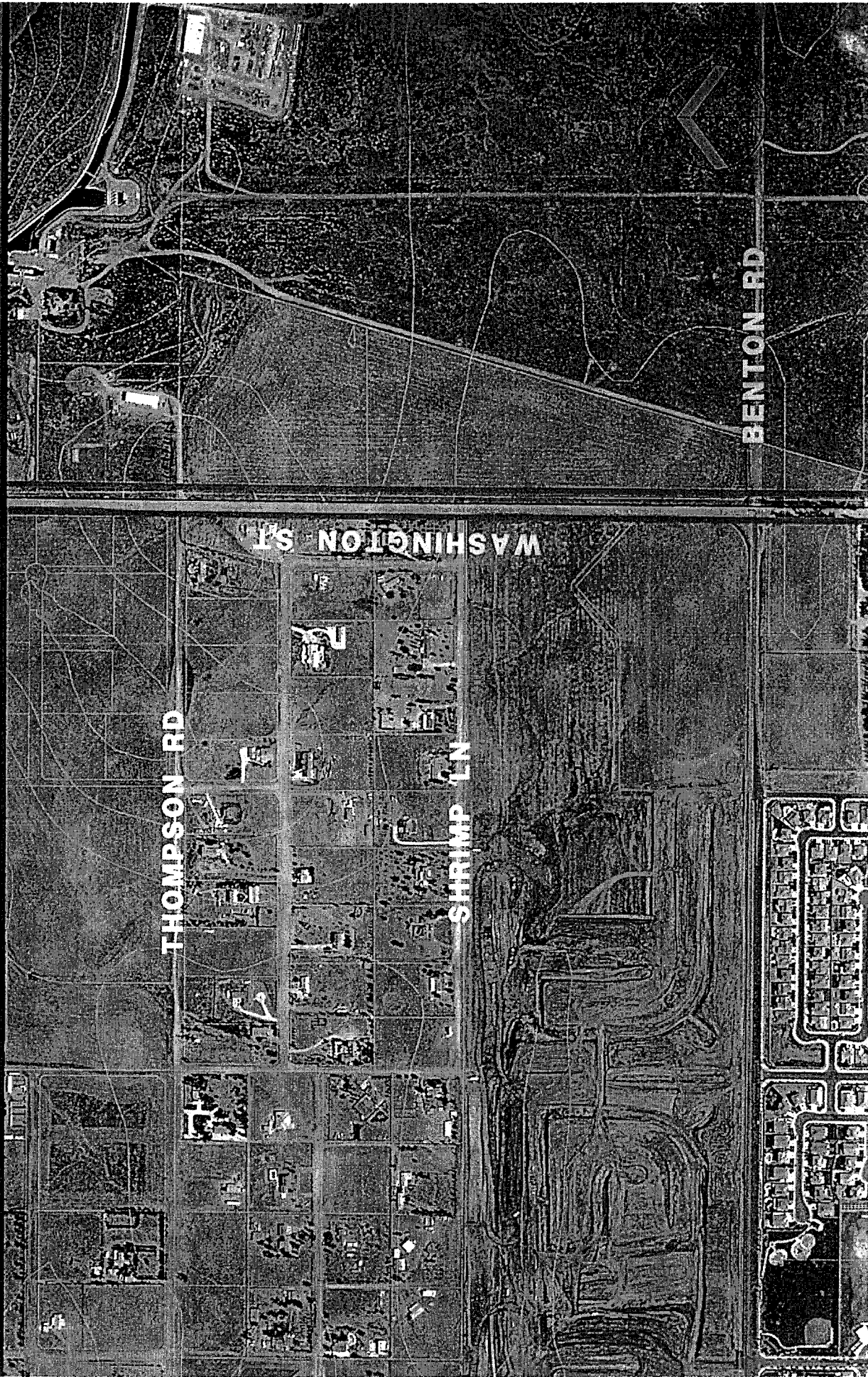
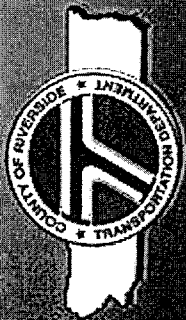
TR 30069



R=1,900'
(PREVIOUS)

WASHINGTON ST

Utilize Recently
Realigned / Improved
Roadway
R=1,400'



THOMPSON RD

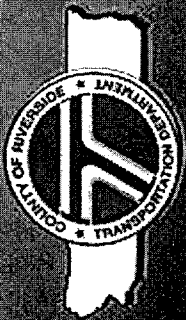
SHRIMP LN

WASHINGTON ST

BENTON RD

WASHINGTON ST

AULD RD



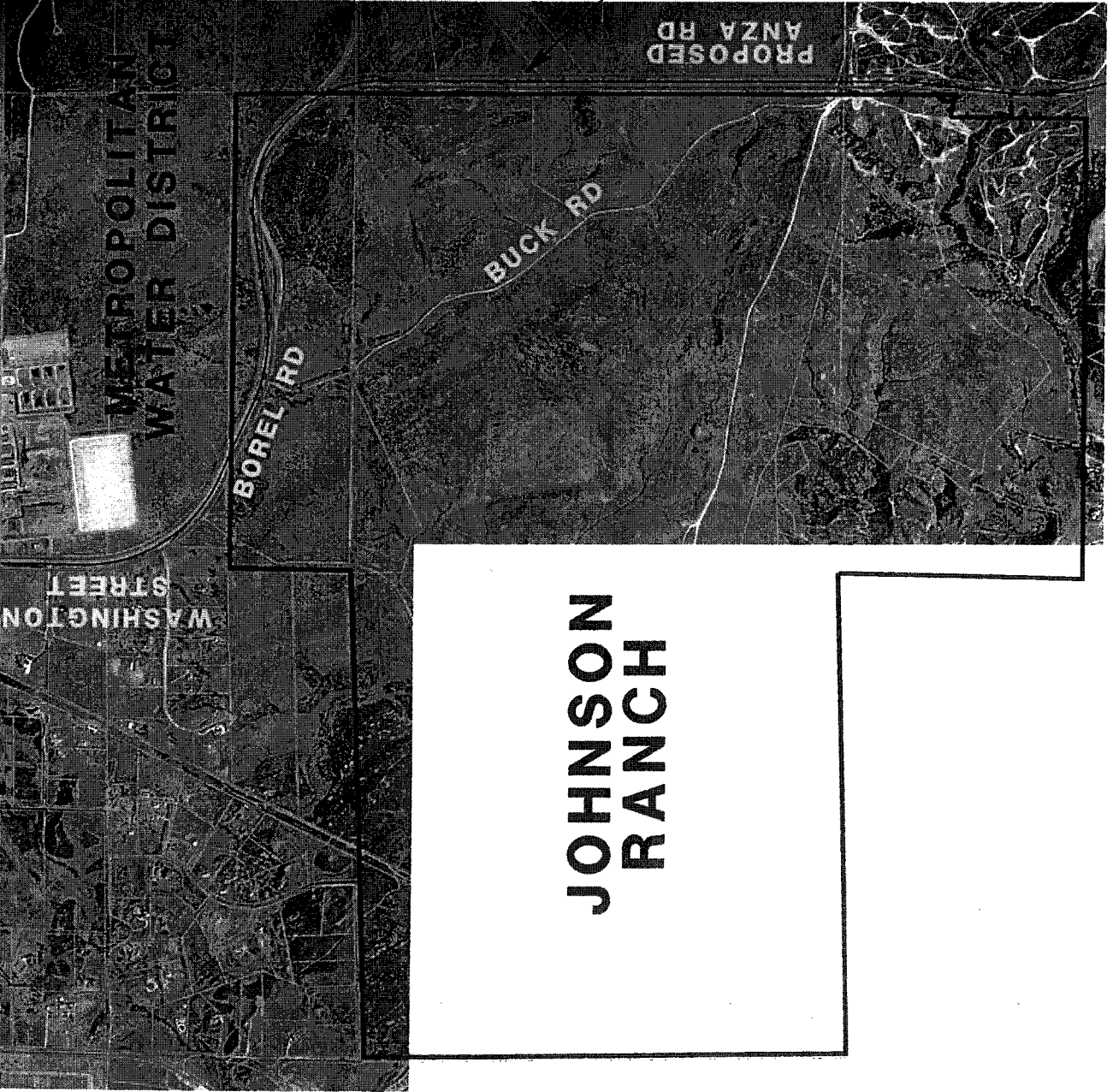


WASHINGTON
STREET

METROPOLITAN
WATER DISTRICT

BOREL RD

JOHNSON
RANCH



**JOHNSON
RANCH**

BOREL RD

**PROPOSED
EASTERN BYPASS**

BUCK RD



BOREL RD

BUCK RD

**JOHNSON
RANCH**

**PROPOSED
ANZA RD**

BOREL RD

**PROPOSED
EASTERN BYPASS**

BUCK RD

BUCK RD

PROPOSED ANZA RD

24000

11000





Proposed Anza Rd

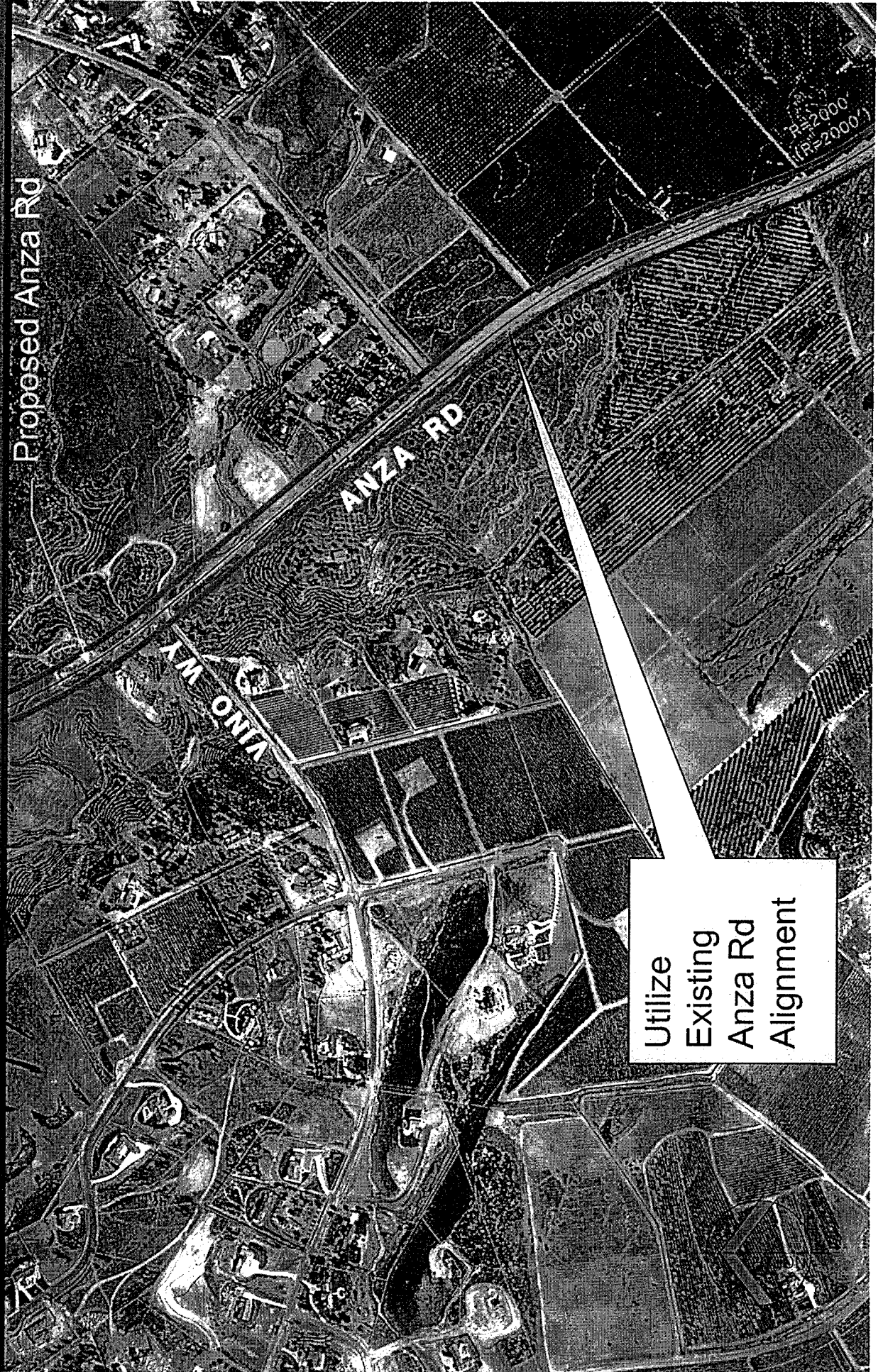
VINO WAY

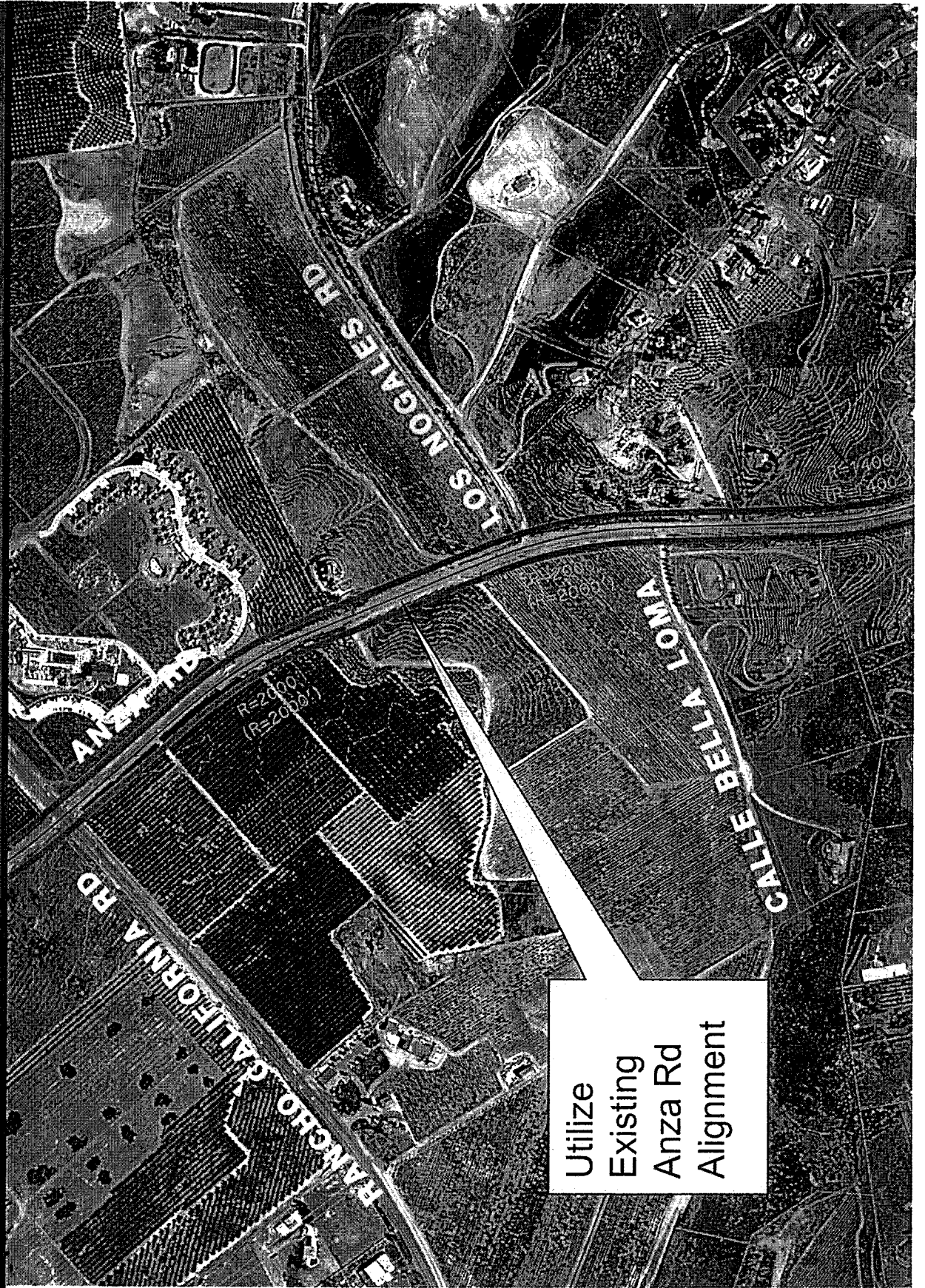
ANZA RD

R-5000
R-3000

R-2000
R-2000

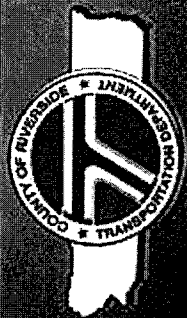
Utilize
Existing
Anza Rd
Alignment





Utilize
Existing
Anza Rd
Alignment

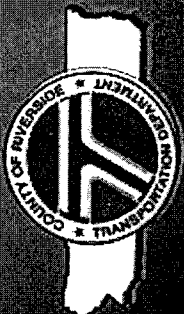
Utilize
Existing
Anza Rd
Alignment

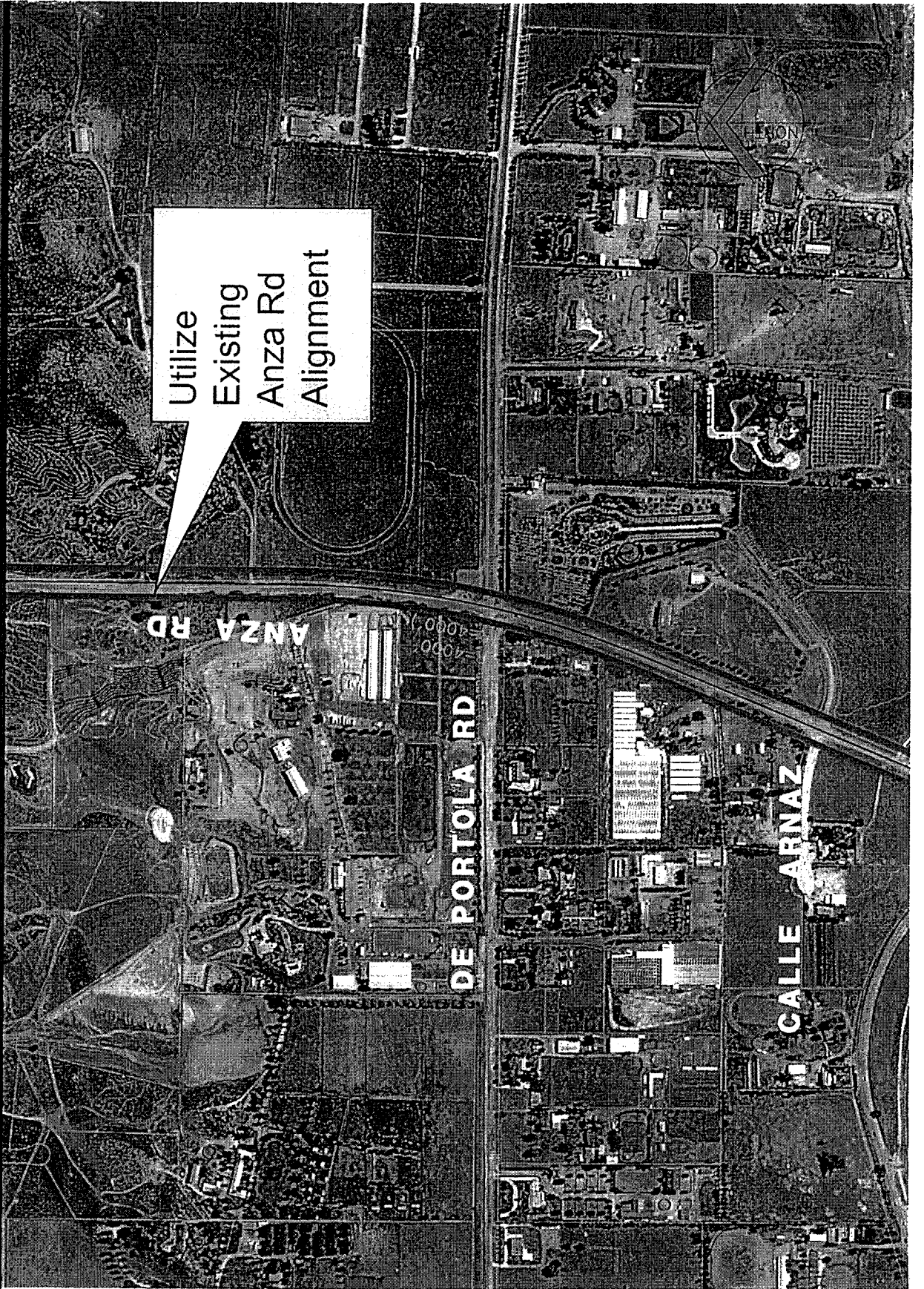


Utilize
Existing
Anza Rd
Alignment

ANZA RD

LINDA ROSEA RD





Utilize
Existing
Anza Rd
Alignment

ANZA RD

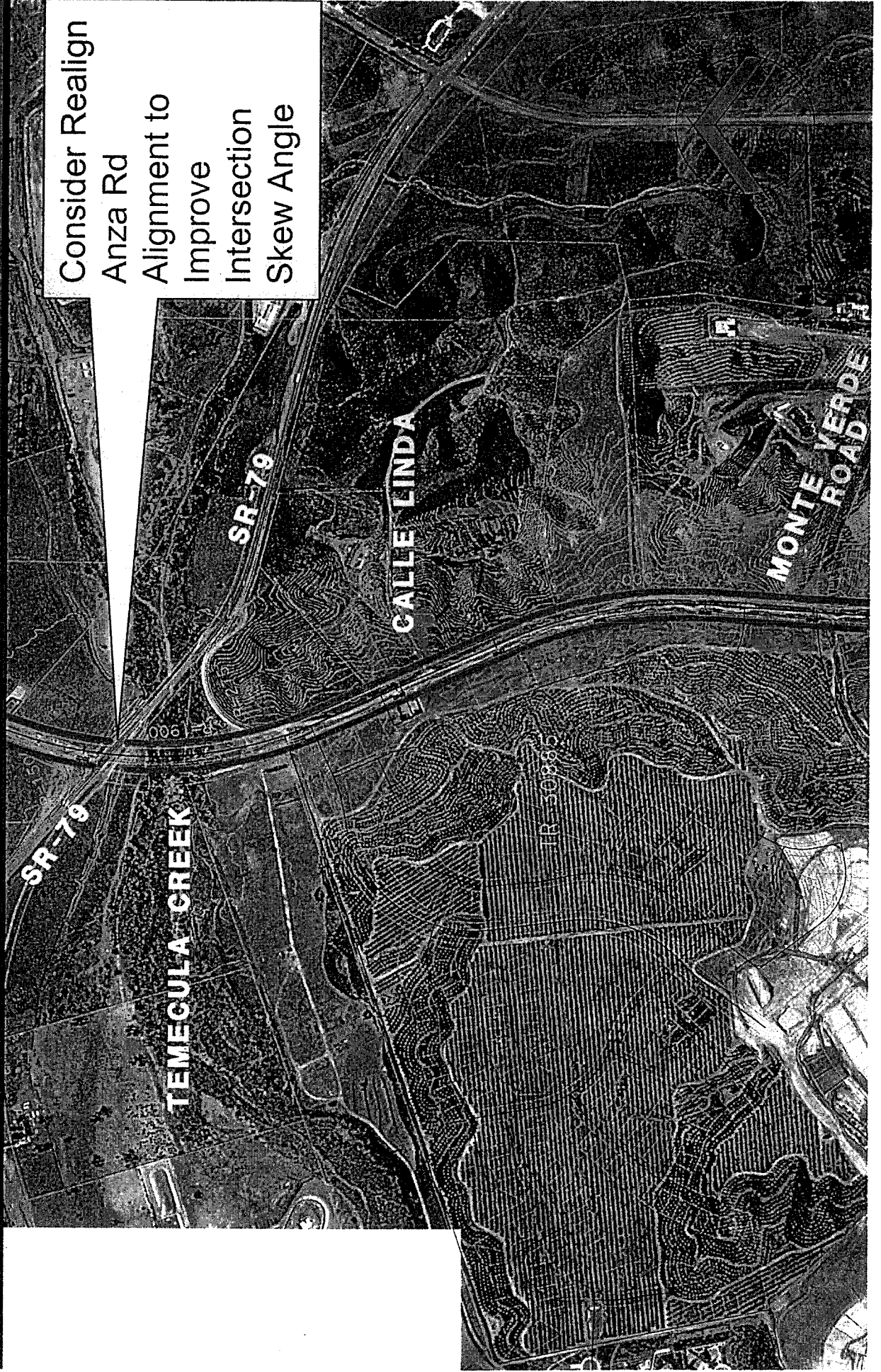
DE PORTOLA RD

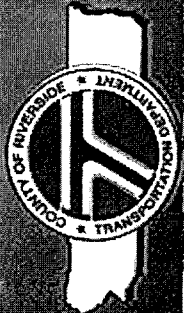
CALLE ARNAZ

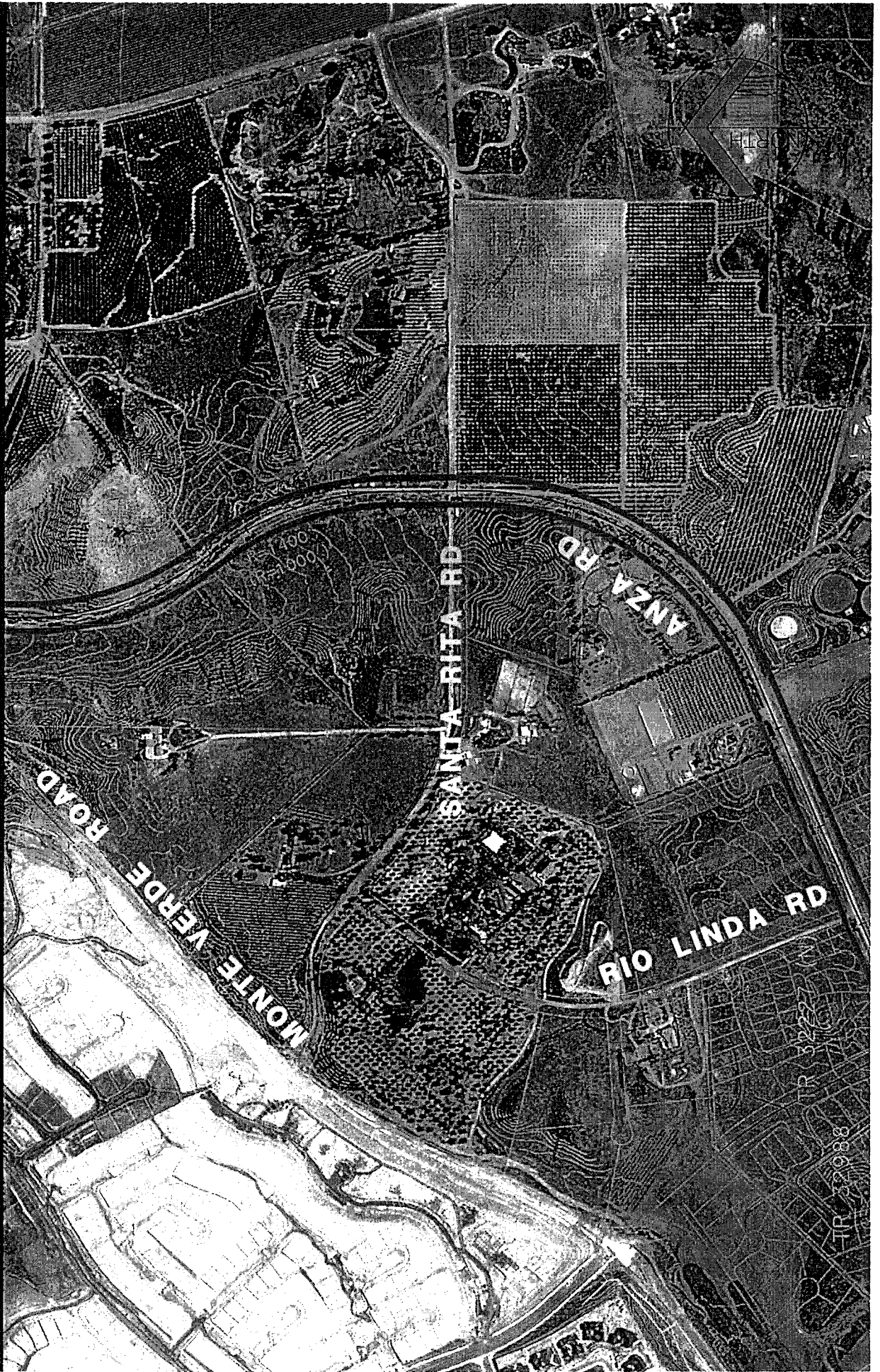
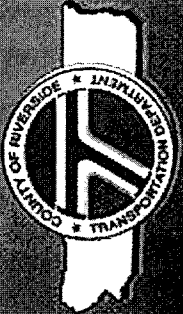
LEON



Consider Realign
Anza Rd
Alignment to
Improve
Intersection
Skew Angle

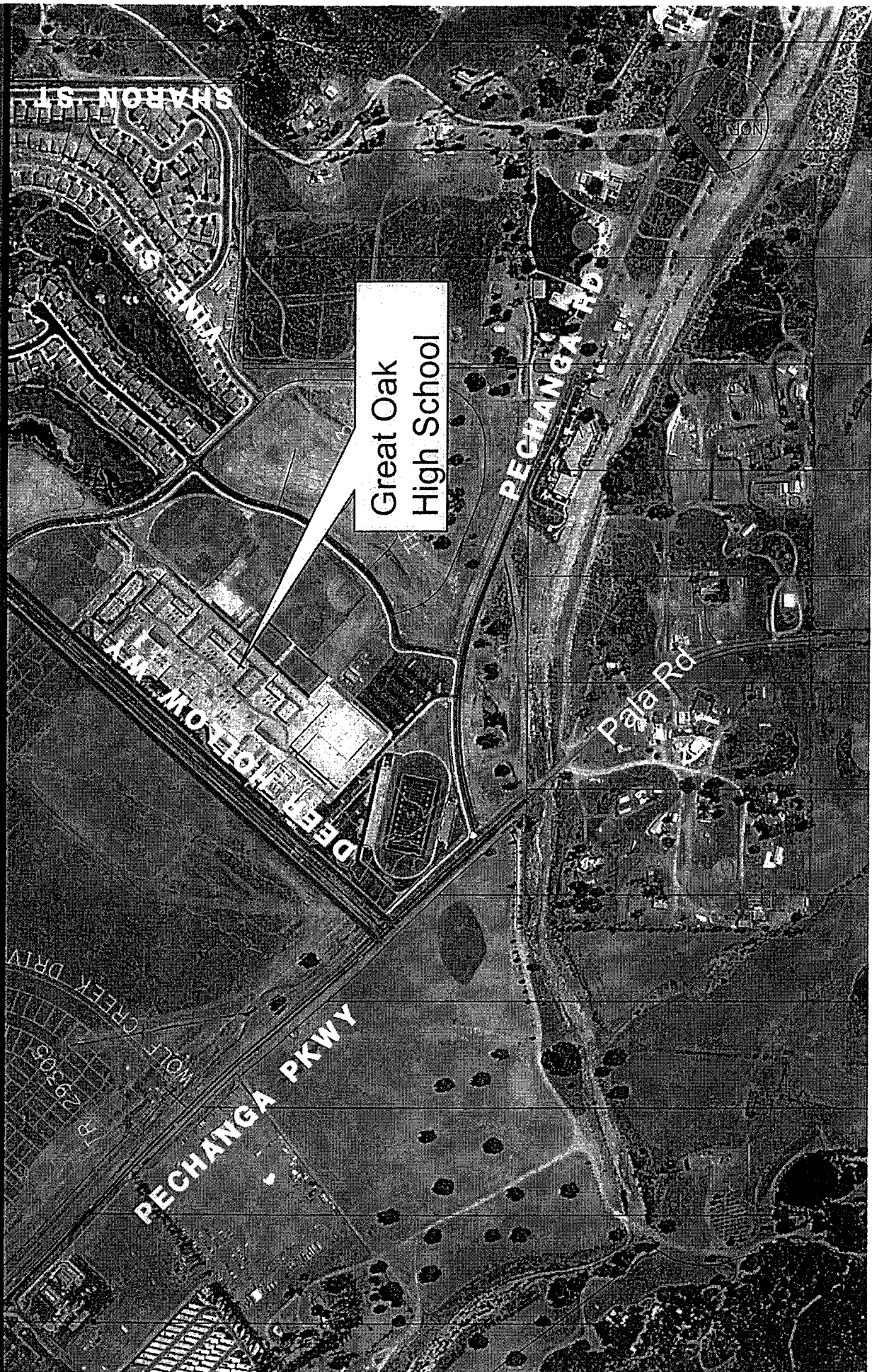












Great Oak
High School

SHARON ST

VINNET ST

DEER HOLLOW WAY

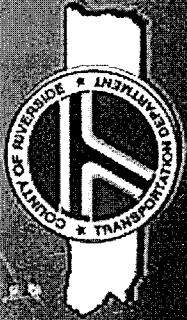
PECHANGA PKWY

Pala Rd

WOLF CREEK DRIV

PECHANGA PKWY

PERSON



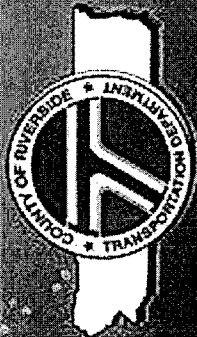
Eastern By-Pass Project Study Report for New Interchange

PARSONS

*See Stakeholders' Minutes
Sheet 06-07 FULLY FANDED*

*Cathy Romo Kups
off site*

See Stakeholders 06-07 Segn-in Sheets



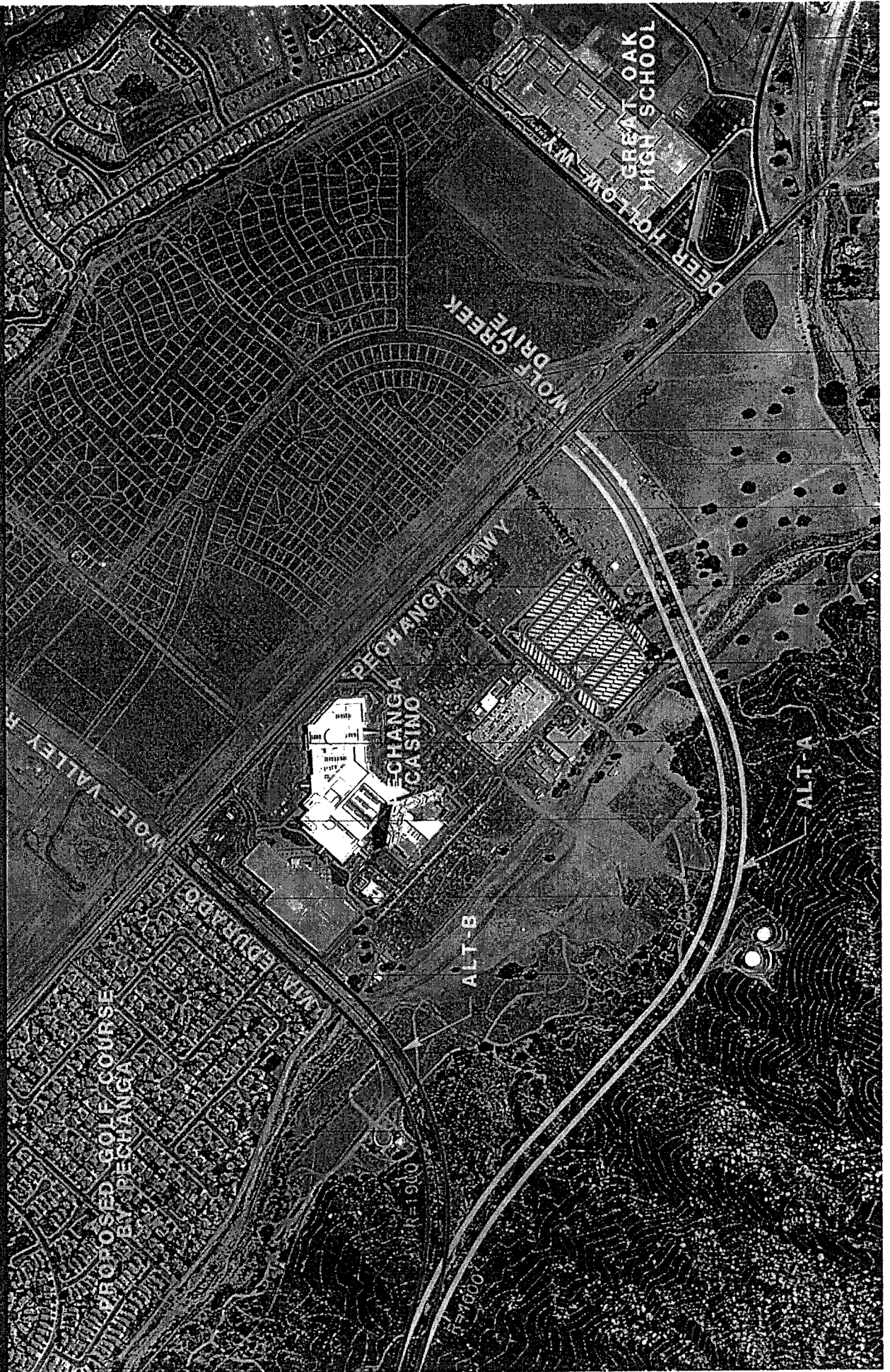
Conceptual Alignment Alternatives

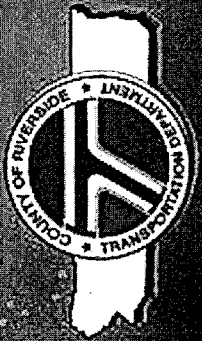


PARSONS



Proposed Logical Termini





Conceptual Alignment Alternatives



PARSONS



Looking East From I-15





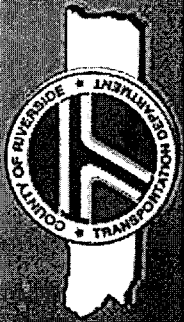
Looking East From I-15



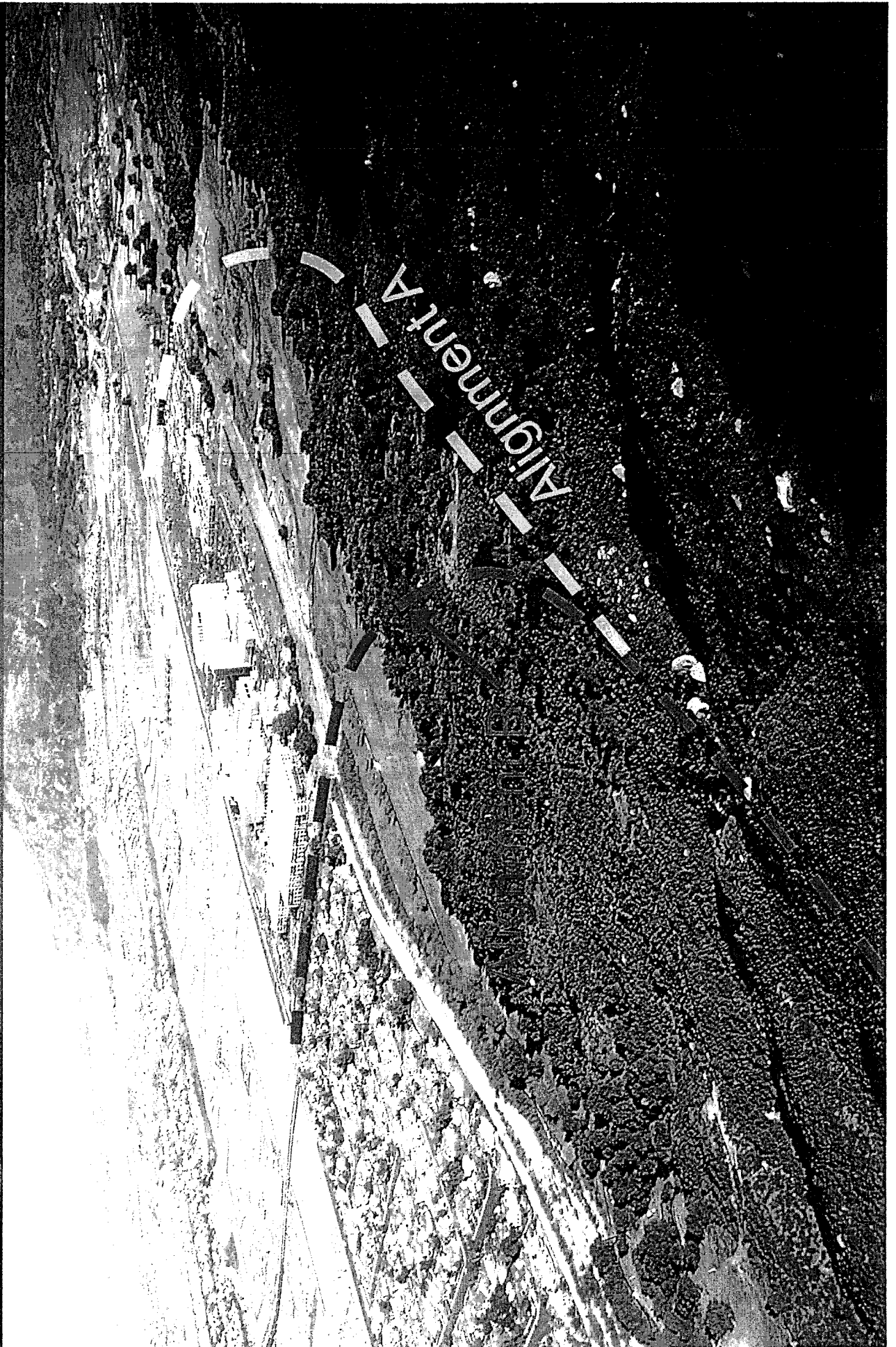


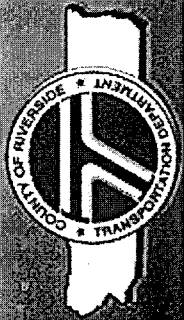
Looking East at Pechanga Casino



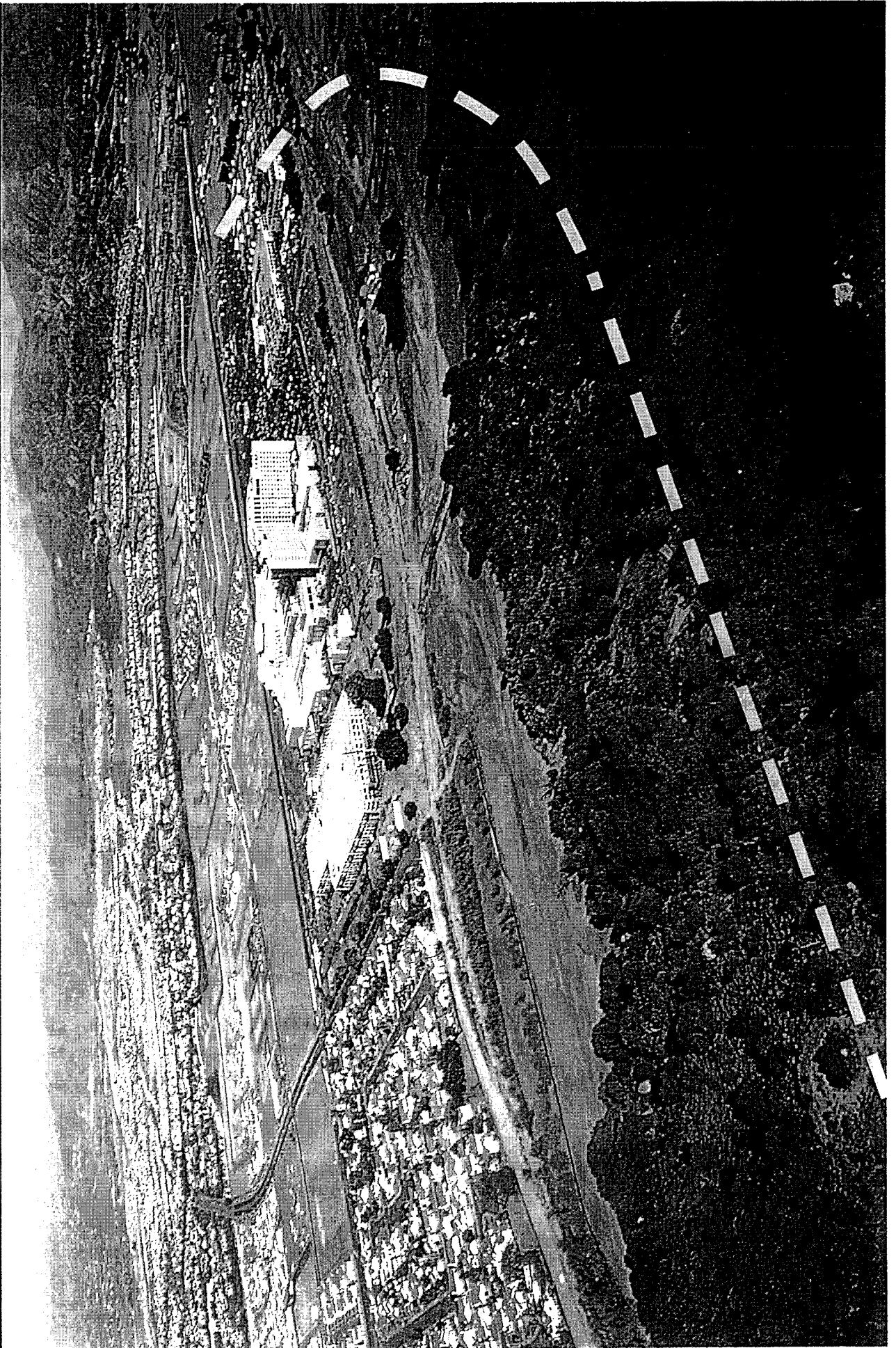


Looking East at Pechanga Casino

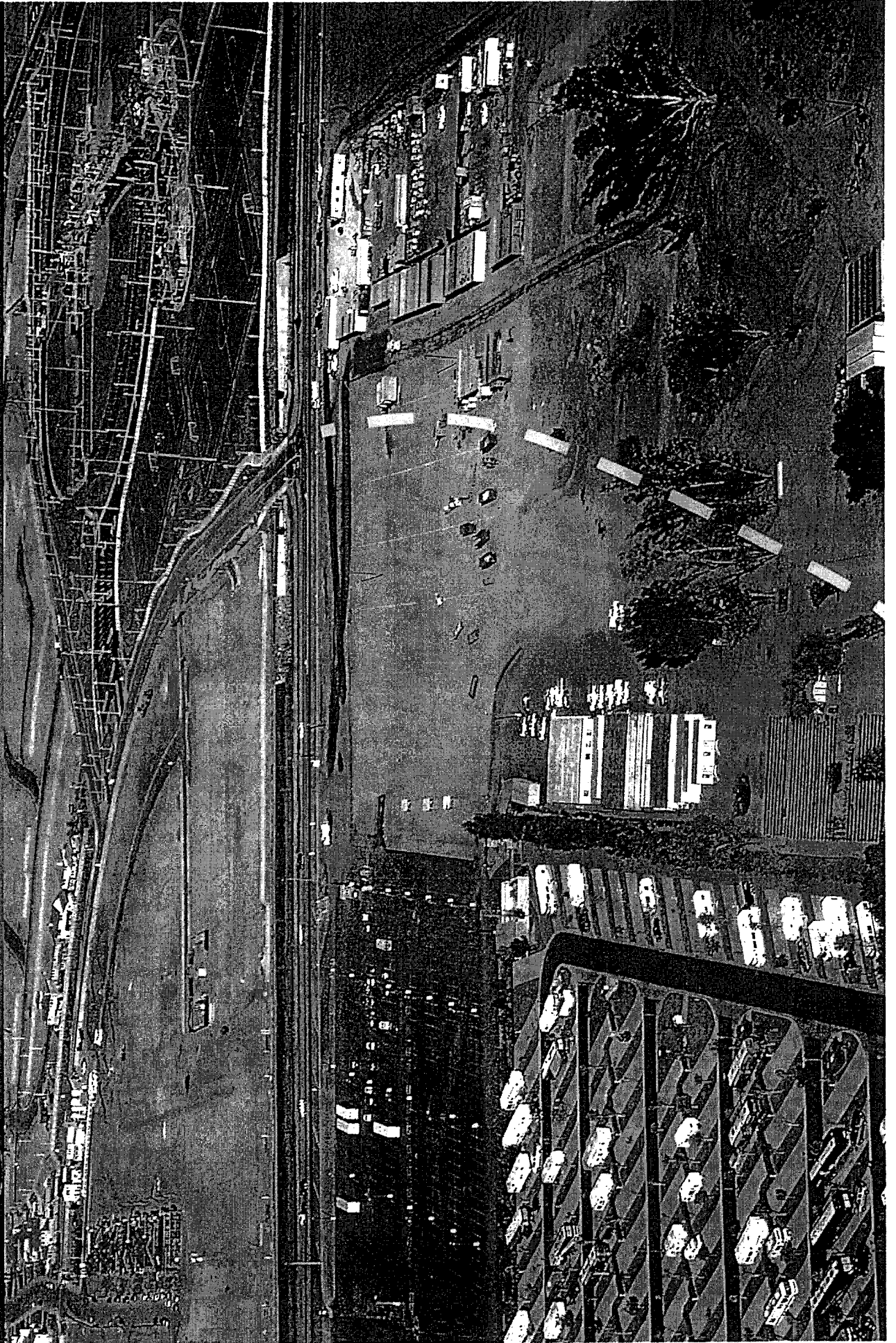
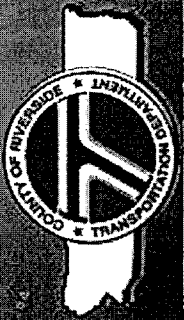




Alignment A

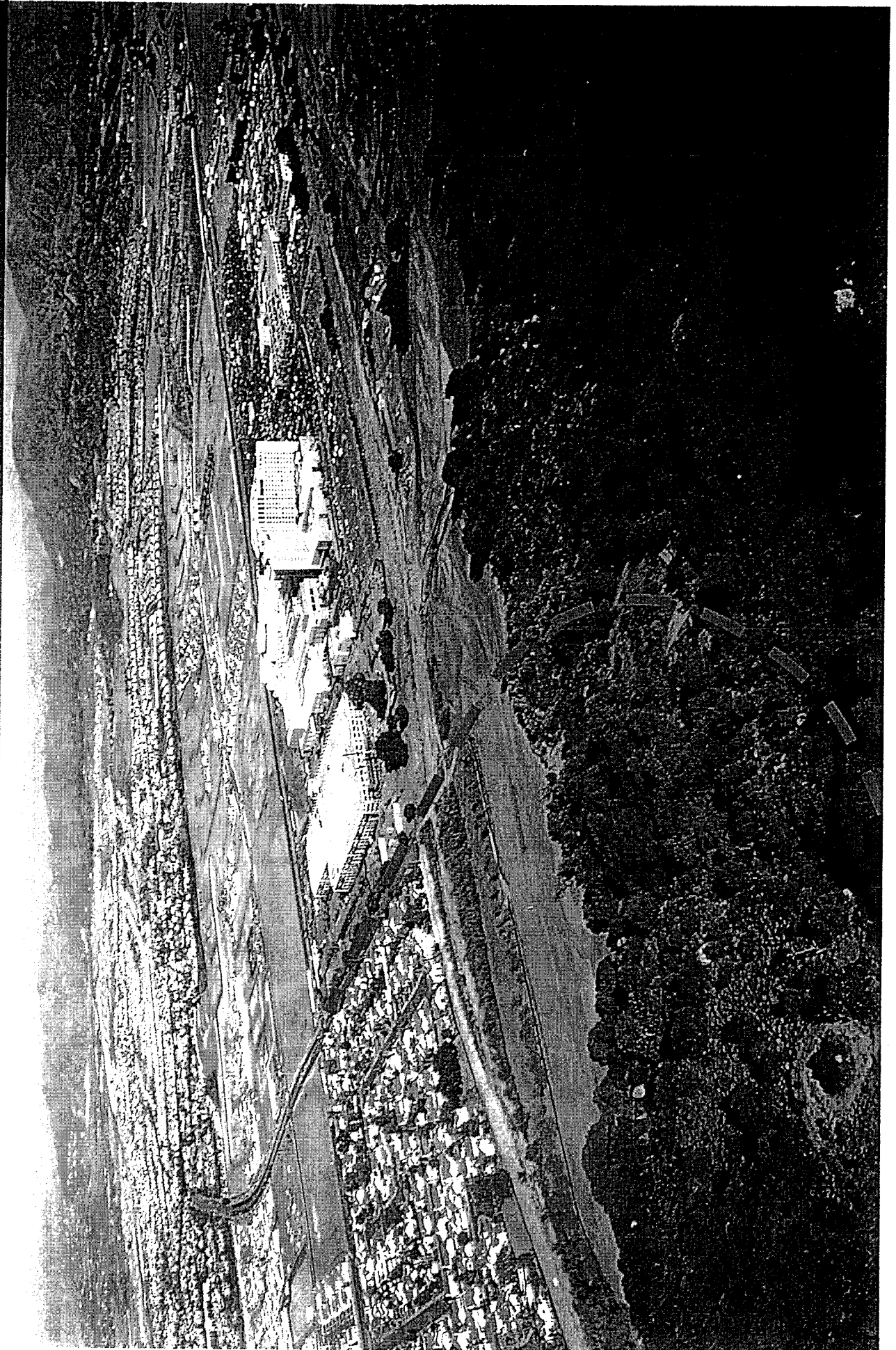


Alignment A





Alignment B

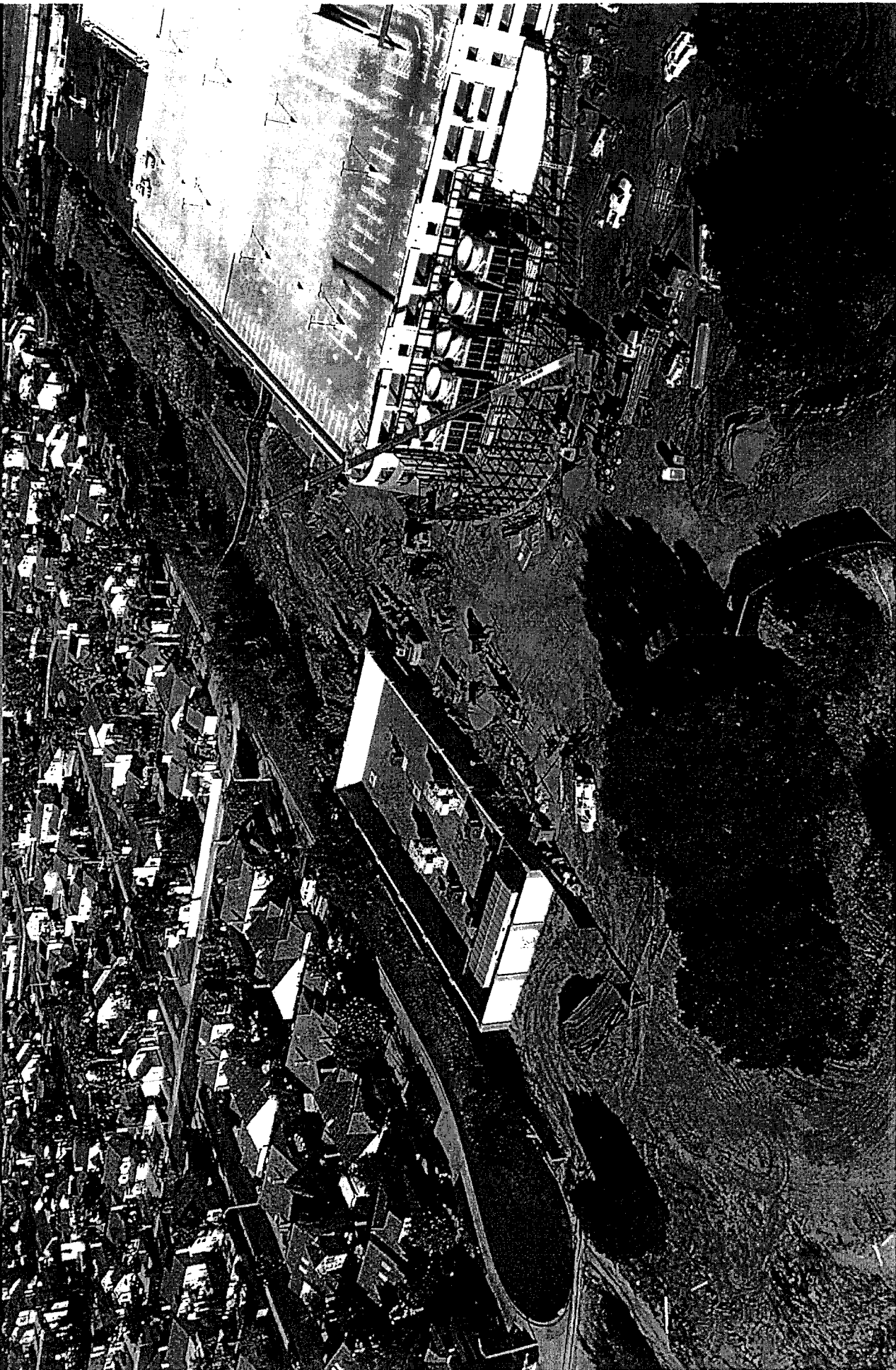
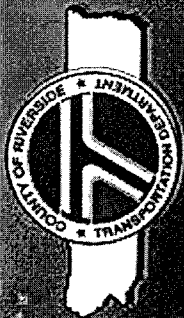




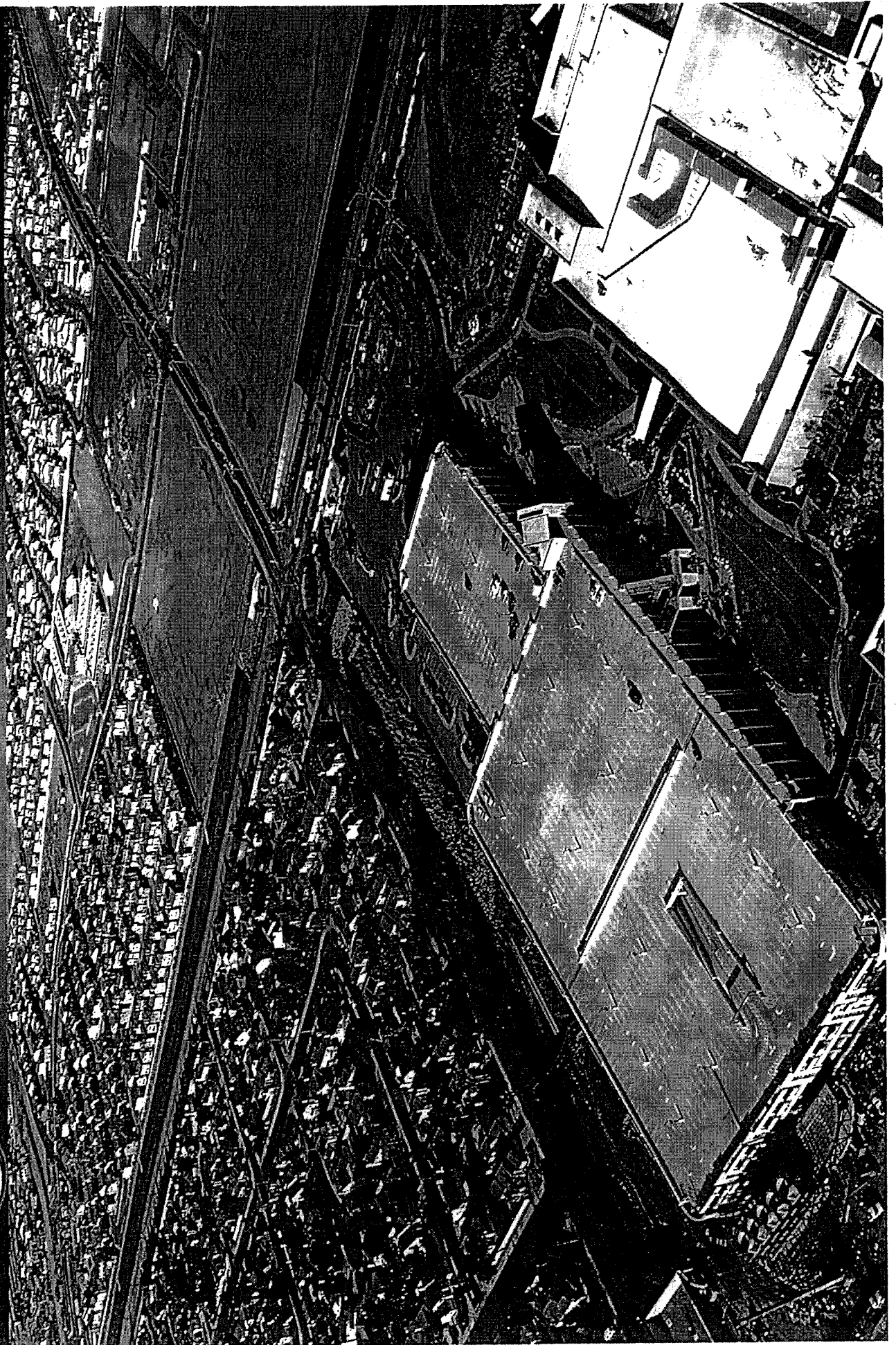
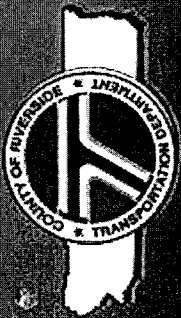
Alignment B



Alignment B



Alignment B



original

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General Plan, Southwest Master Plan 2012, Amendment 1077,
Ordinance 348.4729**

Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rctlma.org, 951-955-8514, Fax: 955-0923.

Commissioner John Petty: Planning Commission
Contact his Secretary Mary Stark
mcstark@rctlma.org, 951-955-7436, fax: 955-1811, and to the four other Planning Commissioners

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district4@rcbos.org, ph: 951-955-1040, fax: 955-2194

Marion Ashley, Dist. 5
mashley@rcbos.org, ph: 951-955-1050, no fax given

C Luna: cluna@rcbos.org
Clerk of the County Board of Supervisors, Located at
4080 Lemon St.

Riverside, CA 92501900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5557

Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Please receive my letter to inform you that (I/WE) do not want the Temecula Wine Country sewer system in the Temecula Wine Country.

Please place my letter as a Public Statement into Public Record re: Amendment 1077, Ordinance No. 348.4729, and the EIR.

Name (s) *June Kirkconnell*
Address *30096 Via Velez Pl.*
Phone: *Temecula, Calif. 92592*
Date *951-6766640*
8-17-2012

Signature(s) *June Kirkconnell*

Virgin Area

Violates Proposition 218 for sewers no election none

Samples of 93 letters handed in saying no to sewers vs 16 letters for yes

Serial code 115

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Name (s) *Ronald D. Kirkconnell Jr.*
Address *30096 Via Velez Pl. Temecula, CA 92592*
Phone: *951-6766640*
Date *08/19/2012*
Signature(s) *Ronald D. Kirkconnell Jr.*

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Name (s) *Elizabeth Henry*
Address *35750 De Portola Rd*
Phone: *951 302-6045*
Date *8/19/2012*
Signature(s)

Elizabeth Henry

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along De Portola Road 1077

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Name (s) *Lorraine Harrington*
Address *35820 Paulina Rd Temecula 92592*
Phone: *951-303-8053*

Date *8/16*

Signature(s) *L. Harrington*

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Riverside, CA 92502-1409

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Name (s) *Isidro Gomez*

Address *37000 Buck Rd - Tem 92592*

Phone: *951 694-1122*

Date *8-11-12*

Signature(s) *Isidro Gomez*

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Name (s)

B K Hinman

Address

39580 Via de Oro

Phone:

Date

8.12.12

Signature(s)

B K Hinman

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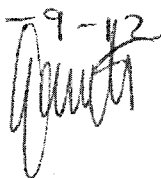
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Name (s) GARY NEWTON
Address 36965 CALLE ARRUZA
Phone: UNLISTED
Date 8-9-12
Signature(s) 

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Riverside, CA 92502-1409

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Name (s) CHRIS NEWTON

Address 36965 CALLE ARRUZA

Phone: UNLISTED

Date 8-9-12

Signature(s) 

**To: The Attention of the following, regarding the RCIP
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Name (s) *Laura Mora*
Address *34554 Madera de Playa, Temecula*
Phone: *951-676-4421*
Date *8-12-2012*
Signature(s) *Laura Mora*

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Name (s) *Trish Spellmeyer*
Address *33329 Via Chappard*
Phone: *952-400-1248*
Date
Signature(s) *P Sp*

We need to preserve the rural status of wine country! By leaving zoning alone & allowing septic tanks to remain.

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Name (s) Margaret W. Rich
Address 35750 De Portola Rd Temecula 92592
Phone: (951) 302-6045
Date 7/29/12
Signature(s)


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Name (s) *Janine Ross*
Address *45850 Via Vaquero Temecula, Ca. 92590*
Phone: *951-699-3950*
Date *7/29/2012*
Signature(s) *Janine Ross*

**To: The Attention of the following, regarding the RCIP
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Name (s)

KEVIN WILLIAMS

Address

40792 PARADISE DR SOL DR

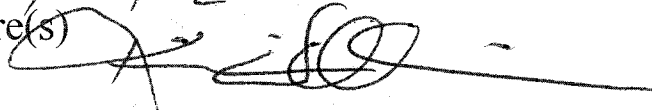
Phone:

951 326 5657

Date

7/29/12

Signature(s)



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Name (s) *JAMES W SUTTON*
Address *42594 RIVERA DR. TEMECULA Ca 92592*
Phone: *714 267 4055*
Date *7/13/12*
Signature(s) *James W Sutton*

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Name (s) *DANNY MORIA*
Address *34534 MADRGA DE PLAYA, Temecula*
Phone: *951 676-4421*
Date *8-11-12*
Signature(s) *Danny Moria*

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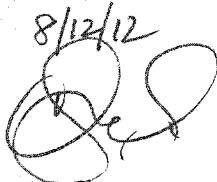
Name (s) Cheryl Meeks

Address 36727 Calle Bartizon Temecula 92592

Phone: 951-693-3397

Date

Signature(s)

8/12/12


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Name (s)

ALBERT GIBBOTT

Address

40350 Camino Del Rio

Phone:

Date

8-15-19

Signature(s)

Albert Gibbott