

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16-1**

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on the Temecula Wine Country Community Plan - The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake.


The Project applicant is the County of Riverside and the EIR Consultant is RBF Consulting. Recommendation for Tentative Certification of Programmatic Environmental Impact Report No. 524; Tentative Approval of General Plan Amendment No. 1077 of the existing Southwest Area Plan (SWAP) and other elements of the General Plan including, but not limited to:

- 1) Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1 and the addition of the Temecula Valley Wine Country Policy Area,
- 2) Revisions to the SWAP Statistical Summary,
- 3) Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area,
- 4) Revisions to the Circulation Network,
- 5) Revisions to the Trails and Bikeway Systems map,
- 6) Revisions to the General Plan Circulation Element Circulation Network,
- 7) Revisions to the General Plan Circulation Element Trails Network, and
- 8) Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments;

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 3, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 3, 2013  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
16-1

xc: Planning, Applicant

MINUTES OF THE BOARD OF SUPERVISORS  
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Temecula Valley Wine Country - Page 2 of 3

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

Frank Coyle, Planning Staff, presented the matter.

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as amended to:

- Require a class 5 Winery to obtain a Conditional Use Permit instead of Plot Plan;
- Add the language to the Height Development Standards Wine Country Zone for Wineries: For Wine Country Hotels, one additional story for a total of 3 habitable stories may be permitted as long as the following conditions are met: The Wine Country hotel incorporates split-level, or terraced design conforming to the natural topography with slopes of 10% or greater, and no more than two habitable stories are visible from any roadway; Include a table that outlines what is permissible on various sizes of property in the standard operation procedures and a handout to prospective vineyards entities;
- Modification to General Plan Amendment No. 1077 to read as follows: At events, event grounds back into the Swap Policy 1.18; Remove the proposed trails and bikeway plan while keeping the Trails Committee together and working with our Parks Commission and homeowners to come back at a later time with a proposed Trails Master Plan encompassing the Wine Country;
- Tentatively certify Environmental Impact Report No. 524 subject to the Board adopting the Resolution certifying the Environmental Impact Report; Tentatively approve General Plan Amendment No. 1077 as modified with the boundary reflected in Attachment E, Figure 4B; Update the plan, Maps, and Exhibits to be consistent with the tentative approval;

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Temecula Valley Wine Country - Page 3 of 3

- Tentatively approve Ordinance No. 348.4729 as reflected in Attachment D2 with modifications and adding Peltzer Winery and Ponte Winery to the list of existing Wineries;
  - Tentatively approve staff recommendations to the Temecula Valley Wine Country Design Guidelines and the Temecula Valley Greenhouse Gas Reduction Workbook; and, lastly,
  - Approval of the proposed Update to the Wine County Signage Program.
-

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

553




**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
November 20, 2013

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

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

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

  
Carolyn Syms Luna  
Planning Director

Frank Coyle

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

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

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

Prev. Agn. Ref.: 16-3 of 09/24/13 | District: 3/3 | Agenda Number:

16-1

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 11/26/13

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Program EIR**  
No. 524)

**November 20, 2013.**

**PAGE: 2 of 6**

based upon the findings and conclusions incorporated in the staff report, and subject to resolution adoption by the Board of Supervisors;

3. **ADOPT ORDINANCE NO. 348.4729** amending Riverside County Ordinance No. 348 to add the following four new zoning classifications that implement the General Plan: Wine Country-Winery Existing, Wine Country-Winery, Wine Country-Equestrian, and Wine Country-Residential;
4. **ADOPT the TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES AND TEMECULA VALLEY GREENHOUSE GAS REDUCTION WORKBOOK** that replaces the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

**BACKGROUND:**

**Summary**

**PROJECT DESCRIPTION:**

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

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

**PROJECT LOCATION AND SETTINGS:**

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

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

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Program EIR**  
**No. 524)**

**November 20, 2013.**

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

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

**PROJECT COMPONENTS:**

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

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:
  - a. Revisions to the existing Southwest Area Plan
    - i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary Table;
    - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
    - iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
    - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
    - v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);
  - b. Revisions to the existing General Plan Circulation Element
    - i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
    - ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and
    - iii. Circulation Network (Figure C-1) will be revised to include revisions to SWAP Figure 7 noted above;
2. Ordinance No. 348.4729: An amendment to the Riverside County Ordinance No. 348 to add four new zoning classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
3. Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and addition of the Greenhouse Gas Reduction Workbook.

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

**FORM 11:** Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Program EIR No. 524)

**November 20, 2013.**

**PAGE:** 4 of 6

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

**PUBLIC HEARINGS**

Public hearings on the Project were held before the Planning Commission on July 25, 2012, August 22, 2012, September 26, 2012, December 5, 2012 and December 19, 2012. On December 19, 2012 Planning Commission made the following recommendations to the Board of Supervisors:

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

The Project was before the Board of Supervisors on September 24, 2013. The Board packet relating to this Project is attached as Attachment A. Upon review of the proposed Project, the Planning Commission's recommendations and consideration of public testimony, the Board of Supervisors directed staff to modify the Planning Commission's recommendations for Ordinance 348.4729.

The Board's modifications to Ordinance No. 348.4729 were referred back to the Planning Commission pursuant to Government Code Section 65857 and Section 20.3a.e. of Ordinance No. 348 which provide the following:

“ . . . any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission shall first be referred back to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification.”

The Board modifications to the Ordinance included the following:

1. A reformat of Ordinance No. 348, 4729,
2. Clarification to various definitions, permitted uses and development standards,
3. Modifications to the Trails and Bikeway Network,
4. Modifications to the boundaries of the Wine Country Winery Zones.

Staff presented the Board modifications to Planning Commission on November 6, 2013 and November 20, 2013. As noted in these two staff reports, the recommended modifications are consistent with the analysis in the Program EIR No. 524. These staff reports and minutes are attached as Attachment B. Public testimony provided to the Planning Commission regarding the Board modifications focused on the trails network implementation and the subregion south of Highway 79.

There were many speakers that spoke in favor and against the project. Those that opposed the project, generally raised concerns over liability, privacy, diminishing property value, trash and crime associated with the trails network. The residents within the Project's Residential District requests the removal of the Regional and

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Program EIR  
No. 524)

**November 20, 2013.**

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Regional-Open space trails from the proposed map. Most of the speakers want to remain involved as the trails are implemented.

The Highway 79 subregion of approximately 818 acres was analyzed as a Winery District and 138 acres was analyzed as Equestrian District in the Draft Program Environmental Impact Report No. 524. On December 19, 2012, after considering public testimonies, which include surveys, letters and petitions, the Planning Commission voted to keep this area within the Project area and modify this region to include three Wine Country Districts. To date staff received requests from 9 property owners' or their representatives to remove 13 parcels of approximately 192 acres from the Project Area, as well as requests from 12 property owners to keep 16 parcels of approximately 262 acres within the Project Area. Of those that wish to remain in the Project area they have either requested Winery or Equestrian District for their properties. On November 20, 2013, the Commission discussed whether or not this area should be included or removed from the Project boundary. There was concern expressed with the compatibility of the land uses within the surrounding area. If this area is removed from the Project boundary, it will not impact the analysis of the EIR since approximately 956 acres would be deleted from the boundary.

The Planning Commission upon review of the Board modifications and public comments made the following recommendations on November 20, 2013:

1. Approve by a vote of 5-0 the revision to the format of Ordinance No. 348.4729;
2. Approve by a vote of 5-0 clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report, with a clarifying modification to the definition of Commercial Equestrian Establishment;
3. Approve by a vote of 5-0 modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729, asking for sensitivity to property owners near trails;
4. Approve by a vote of 4-1, (Chairman Petty voted no) the modification to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729 with a recommendation to remove the portion south of Highway 79 approximately 956 acres from the Wine Country Community Plan.

The modifications to the Trails and Bikeway Network were also presented to the Riverside County Park District Advisory Committee (DAC) for consideration. Mr. Marc Brewer, Senior Park Planner presented an overview of the Project and its Trails and Bikeway map to the DAC on November 7, 2013. The November 7, 2013 District Advisory Commission Staff Report is attached as Attachment C. After considering valuable input from the public, the DAC voted 7-0 (3 members absent) in favor of the plan recommending approval to the Planning Commission.

The Planning Commission's recommendations for Ordinance 348.4729 are shown in Attachment D-1 in red text; a clean version that incorporates these changes is provided as Attachment D-2. Attachment D-3 is a clean version of Ordinance No. 348.4729 that does not include Planning Commission's recommendations. Other components of the Project were updated to be consistent with Ordinance No. 348.4729. This includes update to the proposed General Plan Southwest Area Plan (SWAP) policies, SWAP Figure 4 Policy Areas and SWAP Figure 4a Temecula Valley Wine Country Policy Area with Districts, and SWAP Figure 8 Trails and Bikeway Systems (Attachment E). For Board's consideration, the Planning Commission recommended removal of the area south of Highway 79 is presented in Attachment E-1. If this area is removed from the project, the Valle de los Caballos Policy Area and corresponding SWAP policy will remain intact for approximately 318 acres south of Highway 79 and the proposed trails system will be removed from consideration.



**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Program EIR**  
**No. 524)**

**November 20, 2013.**

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

For Board consideration, additional public comment received since September 24, 2013 that were provided to the Planning Commission and the Board are provided as Attachment F.

**Impact on Citizens and Businesses**

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County. The Project's Draft Program EIR No. 524 identified specific mitigation measures that will reduce the level of many significant impacts to a less than significant level. It also identified areas where, after implementation of all feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated to less than significant (see Attachment A: Table A on Page 5 of September 24, 2013 Form 11.) Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. It should be noted that the proposed "Project", while representing a substantial increase in new development compared to existing conditions, the Project is considerably less dense than currently allowed in the County's General Plan Policies and zoning classifications.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **Attachment A: September 24, 2013 Board of Supervisors Item No. 16.3**
- B. **Attachment B: 11/6/2013 and 11/20/13 Planning Commission Staff Report**
- C. **Attachment C: 11/7/2013 Park District Advisory Commission Staff Report**
- D. **Attachment D-1: Ordinance No. 348.4729 with Planning Commission's recommendations shown in red**
- E. **Attachment D-2: Clean version of Ordinance No. 348.4729 with incorporation of Planning Commission's recommendations**
- F. **Attachment D-3: Clean version of Ordinance No. 348.4729 without Planning Commission's recommendations**
- G. **Attachment E: Modification to GPA No. 1077 to be consistent with Ordinance No. 348.4729**
- H. **Attachment E-1: Modification to GPA No. 1077 to be consistent with November 20, 2013 Planning Commission Ordinance No.348.4729 Modifications**
- I. **Attachment F: Letters received since September 24, 2013**

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

811A




**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 29, 2013

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

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

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

  
Frank Coyle for  
Carolyn Syms Luna  
Planning Director

Departmental Concurrence

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

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

APPROVE

BY

  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**


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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: None

Date: September 24, 2013

xc: Planning (2), Applicant, Co.Co. 

Kecia Harper-Ihem

Clerk of the Board

By 

Deputy

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

- A-30
- Positions Added
- 4/5 Vote
- Change Order



**August 29, 2013.**

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

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

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

#### **PROJECT COMPONENTS:**

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

1. General Plan Amendment No. 1077: An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan:
  - a. Revisions to the existing Southwest Area Plan
    - i. Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area; Revisions to the SWAP Statistical Summary Table;
    - ii. Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and addition of the boundary of the Temecula Valley Wine Country Policy Area (SWAP Policy Areas Figure 4);
    - iii. Addition of Figure SWAP Figure 4a: Temecula Valley Wine Country Policy Area with Districts, this figure delineates each Wine Country District, Winery District- Overlay and existing wineries that are on less than 20 acres;
    - iv. Revisions to the SWAP Circulation Network (SWAP Figure 7);
    - v. Revisions to the SWAP Trails and Bikeway Systems map (SWAP Figure 8);
  - b. Revisions to the existing General Plan Circulation Element
    - i. Revisions to the General Plan Circulation Element Non-motorized Transportation section policies C15.1- 18.3 and Figure C-8 Trails Types Classification Details;
    - ii. Revisions to the General Plan Circulation Element Trails Network (Figure C-7) will be revised to include revisions to SWAP Figure 8 noted above; and

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

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

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

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

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

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

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

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

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

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

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

**August 29, 2013.**

**PAGE: 5 of 8**

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

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

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

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

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

\* Modified in response to comments

**August 29, 2013.**

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

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

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

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Temecula Valley Wine Country Community Plan (GPA No. 1077/Ord. No. 348.4729/Program EIR**  
No. 524)

**August 29, 2013.**

**PAGE: 7 of 8**

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

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

**ADDITIONAL INFORMATION:**

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

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

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

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

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

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

**August 29, 2013.**

**PAGE: 8 of 8**

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

**PLANNING COMMISSION RECOMMENDATION:**

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

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

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

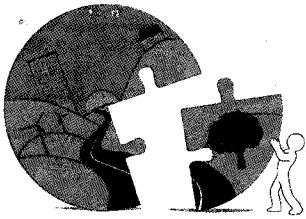
**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

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





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: November 26, 2013

553

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Temecula Valley Wine Country Community Plan- GPA01077/Ord. Amd No. 348.4729
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
Labels provided If Set For Hearing
10 Day 20 Day 30 day
Place on Consent Calendar
Place on Policy Calendar (Resolutions; Ordinances; PNC)
Place on Section Initiation Proceeding (GIIP)
Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
Publish in Newspaper:
(3rd Dist) Press Enterprise and The Californian
\*\*SELECT CEQA Determination\*\*
10 Day 20 Day 30 day
Notify Property Owners (app/agencies/property owner labels provided)
Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
Fish & Game Receipt (CFG )

Do not send these documents to the County Clerk for
posting until the Board has taken final action on the subject cases.

PLACE HOLDER
DEC 3, 2013

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**Barton, Karen**

---

**From:** Sleeper, Maggie <Maggie.Sleeper@sen.ca.gov>  
**Sent:** Tuesday, October 01, 2013 12:58 PM  
**To:** COB  
**Subject:** Letter from Senator Joel Anderson  
**Attachments:** File0008.PDF

<<File0008.PDF>> Good Afternoon,

I am sending an electronic copy of a letter mailed to the Riverside County Board of Supervisors by Senator Joel Anderson.

Please feel free to contact me with any questions or if there is any way I can be of assistance.

Regards,

Maggie Sleeper  
District Director  
Senator Joel Anderson  
(951) 676-1020 Temecula

VICE CHAIR  
OF THE FOLLOWING COMMITTEES  
HEALTH  
ELECTIONS & CONSTITUTIONAL  
AMENDMENTS  
PUBLIC SAFETY

*Senate*  
California Legislature  
**JOEL ANDERSON**  
SENATOR  
THIRTY-SIXTH SENATORIAL DISTRICT

MEMBER  
OF THE FOLLOWING COMMITTEES  
BUDGET & FISCAL REVIEW  
JUDICIARY

MEMBER  
OF THE FOLLOWING  
SUBCOMMITTEE  
BUDGET & FISCAL REVIEW  
SUBCOMMITTEE #5 ON  
CORRECTIONS, PUBLIC SAFETY  
& THE JUDICIARY



September 30, 2013

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

Dear Supervisors,

I am writing in support of the Temecula Valley Wine Country Agriculture Preserve. As the representative for the 36<sup>th</sup> State Senate district, which includes Temecula Wine County, I believe it is important to strengthen the Agriculture Preserve to ensure the long term viability of the wine-industry.

The Temecula Wine Country Agriculture Preserve represents .1% of the land in Riverside County, yet its impact on economic development is extensive due to the thousands of direct and indirect jobs created by the wine industry and the tourism it attracts.

Due to the unique geography, climate, and soil conditions in the region, Temecula's wine industry cannot be re-located. Without vigilant stewardship, Temecula Wine Country could fall victim to incompatible uses and development that would diminish its agricultural capacity and result in substantial economic loss to the region.

Temecula Wine Country is a jewel of the county that we must work together to safeguard for future generations. I look forward to partnering with you to conserve this precious resource.

Sincerely,

A handwritten signature in black ink that reads "Joel Anderson".

Joel Anderson  
Senator, District 36

STATE CAPITOL  
SACRAMENTO, CA 95814  
TEL (916) 651-4036  
FAX (916) 447-9008  
SENATOR.ANDERSON@SEN.CA.GOV

EL CAJON DISTRICT OFFICE  
500 FESLER STREET, #201  
EL CAJON, CA 92020  
TEL (619) 596-3136  
FAX (619) 596-3140

TEMECULA DISTRICT OFFICE  
27555 YNEZ ROAD, #204  
TEMECULA, CA 92591  
TEL (951) 676-1020  
FAX (951) 676-1030

**Barton, Karen**

---

**From:** Adrian McGregor <macsgarden2004@yahoo.com>  
**Sent:** Wednesday, October 09, 2013 3:02 AM  
**To:** COB; Harper-Ihem, Kecia; macsgarden2004@yahoo.com  
**Subject:** Fw: TRANSPARENCY IAWS ARE BEING BROKEN Fw: Omissions of CEQA, TUMF, SWAP documentation and legal documentation  
**Attachments:** December 2 EIR Negative EIR.doc

As a private citizen without council of a legal attorney, I believe the following to be true. Adrian McGregor, P.O. Box 894108 Temecula, CA. 92589 [macsgarden2004@yahoo.com](mailto:macsgarden2004@yahoo.com)  
Dated: October 10, 2013.

Please put the following statements into Public Record BEFORE the DEC 3rd Supervisors' Meetings, pertaining to No.16.3 EIR and No.348....Temecula Wine Country Master Plan, and also the entire EIR County of Riverside RCIP General Plan, which omits EIR of massive Air Pollution, and the declared LACK of WATER in a historical agricultural area of Dry Farming and Cattle raising/grazing by the 85,000 acre Vail Ranch, Inc. and a few historical farming dry farming ranches. Not until 1968 first experimental grape plantings hand planted by Audrey Cilurzo and her husband, Vincent, was the desire to grow grapes within the valleys.

At the Feb 12, 2008 Annual RCWD Farmer and Rancher Water Meeting all valley farmers of lands were told by a MWD spokesperson that there NEVER has been Agricultural Water Philosophy within the MWD's Charter; "We ONLY serve water to URBANIZED AREAS." Since 2007 Rancho CA Water District has stopped issuing Agricultural Metors.

- And, at the Hemet held Planning Commissioners Hearing at the Senior Center in 2002, the EIR for the entire County of Riverside 2003 to 2013 RCIP General Plan and its 5 Master Plans, Planning Commissioner Weber responded to County Staff's presented statements of the following: "That before the 2013's 20 YEAR PLAN would be completed, that the County of Riverside would run OUT OF WATER' Planning Commissioner Weber then asked the female presenter, "And, WHEN DO YOU PLAN to tell the farmers to STOP FARMING".

----- Forwarded Message -----

**From:** Adrian McGregor <macsgarden2004@yahoo.com>  
**To:** County of Riverside Supervisor District 1 <district1@rcbos.org>; County of Riverside Supervisor District 2 <district2@rcbos.org>; County of Riverside Supervisor District 4 <district4@rcbos.org>; County of Riverside Supervisor District 5 <district5@rcbos.org>; Whistleblower Organization <info@whistleblower.org>; Sacramento Bee Holwerk <dholwerk@sacbee.com>; Sacramento Bee City Editor <danderluh@sacbee.com>; Wine Country Adrian McGregor <macsgarden2004@yahoo.com>  
**Sent:** Wednesday, October 9, 2013 2:37 AM  
**Subject:** TRANSPARENCY IAWS ARE BEING BROKEN Fw: Omissions of CEQA, TUMF, SWAP documentation and legal documentation

**NOW, IN THE 2013 RCIP GENERAL PLAN AND ITS SW MASTER PLAN OF DISTRICT 3, AND THE WINE COUNTRY #16.3, THERE ARE LEGAL TRANSPARENCY ISSUES BEING EXCLUDED FROM THE NEW 2013 TO 2023 COUNTY OF RIVERSIDE RCIP GENERAL PLAN and District 3's EIR SW Master Plan and from the Temecula Wine Country No. 16.3 EIR with the omission of the Anza Rd/Eastern Southernly Bypass Expressway fully planned to a Parson's Map of 2007 with the Executive Director of Transportation Patty Romo's staff and from C. Luna, Director of Planning deleting the fully funded Eastern Bypass Expressway, as per the Stakeholders Meetings of 2006-2007, assigned to be designed from Washington to the I-15 Interstate Freeway by Highpoint, Inc. and Dan Stephenson's Rancon...per the minutes the County of Riverside did not want to design it, and so assigned it to Highpoint, Inc. and Rancon to design.**

**Omitted at the EIR Hearings of Wine Country, held at the City of Temecula City Hall in July and August of 2012, the transportation engineer stated, "The Anza Rd. connection to the I-15 (not FULLY FUNDED) is OMITTED and ANY #16.3 Temecula Wine Country Documentation at the County of Riverside Supervisors Board Meeting on Sept. 22, 2013, starting at 2:00pm.**

**HOW CAN YOU HAVE A NEW 10 YEAR PLAN THAT OMITTS MASSIVE NEW POLLUTION TO OUR AIR BASIN, AS WRITTEN BY THE COUNTY OF RIVERSIDE STAFF IN THE #10 LETTER OF 2005 TO THE CTIY OF TEMECULA, THAT ALL LOW LAYING AREAS OF THE VALLEY OF THIS FREEWAY WILL HAVE 6% HOT SPOT CARBON MONOXIDE PARTICULATE CONTAMINATION ALONG THE EXPRESSWAY ROUTE AFFECTING CHILDREN, SENIORS AND THOSE WITH HEALTH PROBLEMS. " Unquote. written as part of the City of Temecula Financial 20 Year Growth Plan, as the EIR concerns from 2004-5 out to 2025????? or longer. IS on a CD in Planning at a female planner's desk.**

----- Forwarded Message -----

**From:** Adrian McGregor <macsgarden2004@yahoo.com>  
**To:** Reporter Dave Downey <ddowney@californian.com>; Reporter Tim <olearycastle@yahoo.com>  
**Sent:** Saturday, December 8, 2012 12:57 AM  
**Subject:** Fw: Omissions of CEQA, TUMF, SWAP documentation and legal documentation

----- Forwarded Message -----

**From:** Adrian McGregor <macsgarden2004@yahoo.com>  
**To:** County of Riverside Supervisor District 1 <district1@rcbos.org>  
**Sent:** Monday, December 3, 2012 4:22 AM  
**Subject:** Fw: Omissions of CEQA, TUMF, SWAP documentation and legal documentation

----- Forwarded Message -----

**From:** Adrian McGregor <macsgarden2004@yahoo.com>  
**To:** "cluna@rctima.org" <cluna@rctima.org>  
**Cc:** Juan Perez Dept. of Transportation <jperez@rctc.org>; Juan Perez Dept. of Transportation <jperez@rctlma.org>;

Whistleblower Organization <info@whistleblower.org>

**Sent:** Monday, December 3, 2012 4:19 AM

**Subject:** Omissions of CEQA, TUMF, SWAP documentation and legal documentation

----- Forwarded Message -----

**From:** Adrian McGregor <macsgarden2004@yahoo.com>

**To:** Secretary Mary Stark C of R Planning Commissioners <MCSTARK@rctlma.org>

**Sent:** Monday, December 3, 2012 4:14 AM

**Subject:** Please give a copy to each Planning Commissioner for Dec 5th Hearing

Please give a copy to each Planning Commissioner of my attached document.

Thank you, Mary.

Dec. 2, 2012

December 2, 2012

**Please place the following statements into Public Record for the Temecula Wine Country No.7666, EIR No.1077, and Ordinance 438.4929, and 20/20 Vision amendments.**

**Mrs. Adrian J. McGregor  
P.O. Box 894108  
Temecula, CA 92589-4108  
Macsgarden2004@yahoo.com**

**As stated before, the correct numeration is DOCUMENT A-21, revised in 2006, County of Supervisors' Guidelines for Selection of Planning Commissioners, Special Appointments, and Advisory HOC Committee members.**

**We have discovered that this EIR is not complete. Whereas, pursuant to the California Environmental Quality Act ("CEQA"), both the County of Riverside and the City of Temecula with its Sphere of Influence as of 2005, and this draft of Environment Environmental Impact Report (EIR) has not invited in writing from the beginning of 2008 to only two letters of notification by legal mail have been received by the rural residents. There are omissions of potential adverse environmental Impacts of this Temecula Wine Country Planning Commissioners' EIR, such as the deletion of the approved TUMF Projects Feb. 6, 2012 approved freeway/expressways of I-15 and/or I-10 being connected by the Eastern Bypass. There is NO LEGAL excuses why an approved route in 2003 with a second drawn 32 million dollar Parson's Map in 2007 and started in 2009-2010. 2013 is the completion date with the section being omitted from SWAP and CEQA affects deleted, by saying at the July, 2012 Planning Commissioners' hearing at the City of Temecula City Hall, "the Anza Road Connection to the I-15 not fully funded in**

**2011 is not included". Yet, the 2006 Stakeholders' Meeting minutes clearly state that the Eastern Bypass through to the I-15 is Fully Funded.**

**By not including the negative impact affects of the vehicles the County of Riverside Supervisor Jeff E. Stone and the City of Temecula City Council Members, SWAP and CEQA State Laws have been violated I believe.**

**The Dept. of Transportation staffing including Pattie Romo, Director C. Luna, John Petty, Jeff E. Stone, Juan Perez, Mehtra, City of Temecula Transportation Director Butler, past Shawn Nelson, and Bob Johnson, and Patrick Richardson and City Council Members are WITHHOLDING the Parson's Mapping, and all of the key data which makes the construction of this expressway an unmitigated EIR of negative Impacts so severe, that the County Staff wrote to the City of Temecula and Council in letter No. 10 in 2005 that all low laying valleys will have 6% negative Hot Spot Carbon Monoxide Carcigenic Soot Particles along the entire Eastern Bypass between the I-10 to the I-15. This condition will impact the wine grapes and all agriculture with the coating of the crops and soils with the debris high toxic levels I believe. This is especially true when you add the contamination and noise of Anza Rd. Southern Bypass Expressway starting with four lanes and out to 50 year METRO PRESERVE expansion. And, the percentages may be seem below.**

**It is not legal CEQA LAWS Practice to withhold from the entire valleys that this cement causing freeway will impact their lives, quality of living and health to UNNEGOTIABLE NEGATIVE IMPACTS WHICH CAN NOT BE ALLOWED OR MITIGATED, per Federal Laws, CEQA, and SWAP, Letter No. ten clearly states children, and seniors, and persons with health conditions will be greatly negatively affected by the freeway in 2005 of the EIR to the City of Temecula on CD-ROM Disk kept in Planning at a staffer's desk; not in the reference public data.**



**Planning Staff and the Planning Commissioners have NOT LISTED OR DISCUSSED WITH THE PUBLIC and Residents already discovered available data, facts and conditions described in the CEQA Guidelines (California Code of regulations) Sections 15162 and unknown ones calling calling for preparation of a subsequent EIR has occurred ALREADY and not being omitted. These are significant environmental effects or substantial increases in the severity of previously identified significant effect.**

**Exception is that both the County of Riverside and the City of Temecula are deleting information of substantial importance already discovered and known from 2003, 2005, 2007 Parsons mapping, TUMF approved mapping Projects as of Feb 6, 2012 and before, SWAP readings and projections, and with Deliberate Lack of exercise of REASONABLE DILIGENCE at the time of the this EIR and prior ones are being deleted and CAN NOT BE ALLOWED TO BE VIOLATED. The water that RCWD relies on is its groundwater of Temecula and Murrieta basins, which is limited v.s. being over used in 1993 population plus 18,000 more homes would be violating the Limited Formula for IMPORTING outside potable WATER. Now, in 2002 Samuel Pratt is on record discussing the issues on no water to support further population growth. NOW, add 30 wineries plus 75 more WANTED wineries having no water to support them with 1% northern water desalting chances to support vineyards and citrus. CEQA LAWS and formulas can no LONGER be ignored. The result will be massive losses of natural resources to support animal and human life, if plants/crops are ignored as well.**

**SEE 2.6.1 Water, pg 10 of Wolf Creek Project, "The major source of potable water distributed by the RCWD is groundwater from the Murrieta\_Temecula basin. The groundwater is supplemented with imported water from the Metropolitan Water District (MWD). The RCWD has a current annual supply capability of 59,00 acre feet per year,**

which is adequate to meet current demand for potable water (Final EIR, pp. 119-20). Exception: in 2012 the population from 2000 estimates has nearly doubled in Murrieta and Temecula. No longer are there 55,000 residents in Temecula and another 55,000 residents in Murrieta. (Double what they could supply with groundwater ONLY). Now, in 2012 Temecula is over 120,000 residents and Murrieta is about 105,000 residents. THERE ARE no waters for farming with the Temecula/Murrieta groundwater basins.

How WRCOG and SCAG testimonies can not be included with accurate 30 to 40 year projections with endless negative impacts of the I-215 Corridor and Jefferson Corridor of massive population expansion is very questionable. The 20/20 Vision does not state WHY 300 feet MUST BE TAKEN on 12 Residential Street areas within the Temecula Wine Country. County mapping of the 12<sup>th</sup> floor stated that the Engineering Dept. of the City of Temecula had not supplied the mapping they had drawn to the 12<sup>th</sup> floor of County of Riverside Transportation before these EIR hearings.

There is NO WATER to support these expansions of building and foreign city trade city housing in the green belt islands the City of Temecula has included in their 20 year growth plan financial report. THIS VIOLATES CEQA LAWS. It also violates Supreme Court 2002 Judges Ruling that "NO PAPER WATER may be Given to a Developer or Development Plan when it takes water away from the existing community."

Exception: The CA 2013 Water Crisis and Energy online and in print. Hoover Dam with stop producing energy due to the turbines being out of water and NOT ENOUGH WATER to make energy. Also, San Onofre is down. THERE is no energy to support HIGH USAGE megawatts for hotels and 75 more commercial concepts of development. The rural residents and the 30 wineries are RATEPAYERS. YOU can not ALSO except us to accept more taxation to pay for their needed energy increases, too??? This violates CEQA and SCAG and

**SWAP. The level of population and tourist trade commerce violates CEQA, in that the citizens are described in this EIR only as RESIDENTS, and not accurate combined population, PLUS UNKNOWN anticipated TOURISM/Tourists USING UP THE precious WATER GROUND SUPPLY in the PRESENT or in the numbers of the future. The 2000 project of Wolf Creek is to be allowed to use ONLY 400 gallons per DAY, to meet CEQA regulations. THIS is an unrealistic number of gallons for TOURISTS and thirsty grapes NOT added into the groundwater limitations of the area, and per Supreme Court Judges Ruling of 2002.**

**Also, per Proposition 218 has "grossly" violated: Per the Jim Carter Estates Executive Director's Hearing of Oct. 22, 2012, discovery was stated that neither EMWD nor RCWD have NOT notified nor implemented SEWER Hearings, notification and total impacts revealed of \$55 Million Dollars to be leveraged upon rural residents in the worst economic times in US or World History. There are no monies free for the Vintners to take from their neighbors of modest financial means. The average 2010 discovery by the County of Riverside Auditor-Controller revealed that the average income in Riverside County is about \$29,000.00, per Audited-Controller Robert E. Byrd's Financial Annual Report.**

**US government has revealed in 2012 forecasted food shortages such as wheat and corn, etc. due to drought/flooding/storms, etc. The availability of food storage for the United States government is more WORST than the Dust Bowl; in the first time of US history ever. Water will be double due to groundwater requiring desalinization and its revealed \$140 million taxation bill when the RCWD's Vail Lake Desalination Plant it is built for Temecula residents. This does not include the needed Billions of taxation needed to save the levees of the Sacramento Delta. This also does NOT include the FACTS of the 2012 national election and California State projections of taking monies of additional taxation extremes, nor the lack of**

jobs. This also does not reflect the large population of seniors in our area who have limited incomes with the promise of less income when the taxation is to be leverage for national insurance for ALL.

Supervisors are allowing MWD and RCWD and EMWD as of 2008 to make demands to eliminate 1.9 million septic tanks in Riverside County. This will cost the average family about \$45,000.00 to keep a tank, plus about \$600.00 per year with likely fines in the thousands.

Placing taxation for the Temecula Wine Country Wineries and the City of Temecula's new owned properties from Ashby, USA of about 159 acres with gravity flow sewage planned, is being asked for the rural Residents to pay for the City of Temecula to develop a new area, and also have plans for the rural residents to pay for flood control, more sewage plant development, parks to come, etc.

There are no residents who can afford this land grab planning. Why say a land grab? I believe when the residents discover what the Supervisor Jeff Stone and the four other Supervisors are planning with the developers and the City of Temecula City Council, that to burden us all with OVER TAXATION without transparency/blind siding us, most will have to abandon their modest homes of the Wine Country. Plus, this 20/20 Vision is illegally stripping of free property rights of Free Franchise which is deeded to our lands since Kaiser/Atlantic Richfield Oil sold Track 6410 in 1976-77. There are at least 123 parcels with the rights to have almost 50 rural businesses, the Vintners wish to eliminate in order for ONLY themselves to make monies. As, "repeatedly", the Vintners at all of the hearings have STATED, "THERE is no money making in the production of wine."

1. So, there are no social economic likenesses between the Vintners and the residents, except that both inanities exist

**in the same area: 10,000 rural parcel residents verses 30 wineries.**

- 2. No where does CEQA state that rural residents should be violated by their government to financial ruination.**

**Where will two emitters, one on each side of each grape vine get the water for 24 hour irrigation in the long hot months with raising temperatures when they will need water every 7 to 10 days without another 75 plus wineries? THERE IS NO WATER TO SUPPORT this, per the RCWD in 2000, in the Wolf CREEK Project Section Environment Impacts Significant Section 2.2 Water Resources. The 20 year description for Wolf Creek is no longer obtainable due to Crisis on Tap, November 2012 Judges ruling to deny appeals to give Temecula and Southern CA residents the needed water for usage over fish rights. The Judge, as per the Supreme Court DENIED Temecula and Southern CA MWD and RCWD and EMWD Northern CA waters instead of fish habitats.**

**\*\*EXTREME Significance: "Napa Vineyard Salt Formula" will not be met in Temecula Vineyards. The Salt as stated online, requires in Sonoma and Napa, the MODEL of Temecula Vineyards, REQUIRES Northern CA cleaner Water free of Colorado Water, Recycled Water, and fertilizers and pesticides from farming to OBTAIN the 1% salt ratio THAT is MANDATED to have vines and citrus live. Groundwater here does not have the benefit of Northern CA cleaner waters, per historical documentation.**

**NOW, there are no waters to support the Temecula Wine Country.**

**\*\*Significant Negative which also can not be eliminated, is that RCWD Master Plan can no longer be met since 2002!., nor can the City of Temecula General Plan be realized. IF recycled water were to be attempted to be used on the vines, any run off would contaminate surrounding parcels and soils, and the groundwater.**

**There is NO STORM flood control in the Wine Country of 90 sq. miles of roads to protect Old Town down river areas, per NPDES requirements for storm water runoff control. SCAQMD is too high for tourism hotels of the projected masses, verses rural 10,000 residents' needs first. There is no way to reduce high energy usage hotel/resorts energy reductions with missing San Onofre, and Hoover Dam losses. Also, being ignored within this EIR is the Santa Margarita River Watershed LAWSUIT for all areas up river including Temecula areas for TAKING TOO MUCH Watershed. If the raising oceans, per national reporting on Dec. 1, with 5% of ice shelves already melted, scientific data as of Feb. 2002 stated if the Pacific Ocean raised in 3 degrees of temperature in the next 100 years, our oceans would raise 20 feet. The International Oceanic Scientific Board discovered the next month in March, 2002, the Pacific Oceans' temperature had raised 2 degrees. The ocean is coming up river. The ocean's salts will be coming towards our precious groundwater; OUR ONLY LOCAL WATER FOR HUMAN TO DRINK.**

**Adding change in conditions of FEIR selling of alcohol out onto local roads and freeways of 30 wineries and add 75 more serving alcohol in a concentrated area is questionable jurisdiction when implanting them into an established rural residential area. Then add thousands of more tourists to the numbers of wine tasting and onto the local roads with alcoholic usage. There is NOT compatibility with local residents nor noise that can impact thousands of residents whose holdings are in the billions vs 30 businesses who do not want to pay for their own sewage/sewers, and whose City of Temecula and the County of Riverside Supervisors, with co-conspiracy of EMWD with RCWD have plotted to HAVE 16 letters to justify WHY the 10,000 residents who only submitted 90 letters, "We do not want sewers in the Wine Country", should be tax**

**burdened into bankruptcy and starvation by their elected officials taking FLAVORTISM TO 30 LAND OWNERS, who openly state that they can NOT make money with ONLY wine production; they NEED ALL THE PERKS and all of the money...and DO NOT want smaller establishments to co-exist, WHICH VIOLATES THE BASIS OF OUR FREE FRANCHISE CONSTITUTIONAL LAWS.**

**I am a private citizen without the assistance of an attorney. I believe what I have stated to be true from my attendance at public hearings with Jeff Stone and his "gang" since 1993, listening to them, reading data, etc.**

**I have lived here since the late 1970's in the valley. Water supports and sustains human life. We refuse to give up our homes, and the right to have our community groundwater to be ONLY for our usage, AS on February 12, 2008 at the RCWD Farmers and Ranchers Water Management Meeting held, which I attended the following was stated and is in electronic agenda minutes recorded: MWD has NEVER had the philosophy to support agriculture with agriculture water. Our charter ONLY states, MWD supports ONLY URBAN Areas."**

**And, discounted agricultural water rates will cease in 2013. So, with a house being limited to 400 gallons per day is too much in the City of Temecula for the 2000 EIR of Wolf Creek Project of up to 2600 homes , NOW we rural residents are being asked to be taxed the following: (2 Million from Supervisors) plus + (promise from Vintners to pay one time \$4 Million) plus + (\$55 million - \$6 million) Equals the rural residents being leveraged for the Vintners Sewers with these hidden totals of \$49 million dollars hidden and not discussed at my request at the July 26, 2012 Temecula Wine Country EIR Planning Commissioners Hearing) with this question: SEWERS HAVE NOT BEEN DISCUSSED IN THIS EIR, but**

**the total being buried in the 20/20 Vision Document. WHO WILL PAY FOR THE SEWERS THAT Developer/Vintner I was told by EMWD had requested at estimate of what three phases would cost. And, it was NOT \$18 or \$19 million.**

**\*\*Exception: One staffer stated it would cost \$19 million dollars.**

**“You know, the supervisors gave you \$2 million dollars. We’ll write some grants. And, what monies we do not receive, We’ll ask the government for a LOAN.”**

**EXTREME Significance of violations: At no time were the 400 persons present told, “We are going to spend \$55 million dollars in 3 phases to begin with. And, we are going to TAX you for the VINTNERS to earn monies. I believe this to be a breaking of CEQA LAWS, Constitutional Rights of the rural residents and abuse of ethical governance laws by the City of Temecula City Council Members, and possibly their attorney’ differential judgment of the law with their Sphere of Influence with their staffing, and possible conflicts of interest, and the County of Riverside Supervisors, and the Planning Commissioners, and all of the Staffers and abuse by the EMWD and RCWD staffing who stated, “We don’t know how we got together for this project, but we have it planned.” Stated at the July 25, 2012 EIR Hearing at the City Hall of the City of Temecula.**

**Signed, respectfully, with a sadden heart, that a few would conspire against an established rural community of our caliber into bankruptcy/over taxation.**

**We are being violated, and being told this is GREAT. My continued statements are, “That the City of Temecula and the County of Riverside have sewers only 50 feet away from the first parcel of the Wine Country on Rancho CA Road/Butterfield Stage Rd intersection. WHY WERE**



**SEWERS NOT MANDATED TO EACH PARCEL ALONG THE Rancho CA Rd. businesses? You made our properties pay full fees. So winery/developments are NOT being charged FULL Developer FEES. Why?**

**..All most of all, why are you allowing Vintners/Developers and unknown investors to me to continue building City/Resort Projects without sewers in our area.....even now, when their septic tanks design did not SUPPORT OVER DEVELOPMENT and may have been cited for being over capacity filled?**

**Jeff Stone states, SEWERS are the KEY.**

**The City of Temecula wants reduced costs for their new developments along the newly opened 2.1 miles Butterfield Stage Rd. opening; designed by McBride engineer of the City of Temecula; NOT the County of Riverside. Why did the County not design in the Unincorporated Areas? The 12<sup>th</sup> Floor Transportation does not have the City of Temecula's Butterfield Stage Rd. engineered mappings nor the adjacent parcel maps with matching ownership?**

**Who is the Developer who has purchased all of the property along the new Butterfield Stage Rd.?"**

**There is NO Transparency. I ask WHY NOT?**

**Vintner Advisory HOC member stated, "We need to figure out how to distribute these costs."**

**WHY?**

**If you can spend millions, why did you NOT pay parcel by parcel for your sewer connection only starting on Rancho CA Rd. AND WHY DID THE CITY/COUNTY NOT MAKE YOU? I BELIEVE THESE MAY REQUIRE SOME TYPE OF INVESTIGATION.**

**But to whom should we turn? Should we go to Attorneys to fight elected officials who choose to abuse and destroy us financially?**

**Believe CEQA must be contacted and SWAP, and possibly our Assemblyman, etc. to tell what you are attempting to do to 10,000 parcel residents v.s. 30 winery/hotels, and ?? Developments/foreign investors AND withholding the TUMF mapping you approved on Feb 6, 2012, and the 2007 Parsons \$32 million Mapping of the Anza Rd. Freeway, whose mapping is STILL being withheld from the citizens FROM THIS EIR.**

**NO CEQA/ SWAP disclosure, nor was it revealed in this 2013 to 2023 RCIP General Plan, OR in the RCIP General Plan SW Master Plan and more specially the Temecula Wine Country Survey, the Advisory HOC Planning Committee original members for 18 months of NO Public viewing or hearing or being allowed to attend their non-disclosed meeting's date, place or time, and lack of residential representative not being attended until Oct. of 2011 to the 13 other members list membership. NOR, has District 3 Supervisor Jeff E. Stone's style of governance been the model of fairness and most likely would be reviewed as liabilities of Fiduciary abuse, corruption and negligence I think.**

**You are not like Napa/Sonoma in the Temecula Wine Country. Yes, it is nice. Northern Napa/Sonoma, they have the northern waters snow pack. They have thousands and thousands of acreage planted. They are not an island destination resort. They are historical.\*\*They are an agricultural area since the early 1800's. They were immigrant farmers mostly. Temecula Wine Country started with the Audrey and Vincent Cilurzo's first plantings in an experimental 1968 beginnings. Today, there are 30 places of plantings of limited quantity wanting to be a destination business community vs. Napa and Sonoma...and other areas. Temecula has 18,000 acres give or take of vines. This EIR and/or 20/20 Vision PLAN to have Residents TO PAY Hotel/Vintner OWN LANDSCAPING COSTS. YOU do not pay my landscaping costs on our rural**

parcels. Plus, five or six years ago the Temecula Wine Association and hotels/restaurants gave themselves self yearly taxation to have white plastic fencing and landscaping. Looks nice. But, it belongs to them, on each parcel with self taxation. Takes extra water; is not drought resistance. Needs legal review.

In 2009 President Obama put into law, "NO MORE RURAL SPRAWL; it causes Global Climatic Greenhouse Effects". You are ignoring Federal Law and CEQA verses Vintners of a paper association; You are not an active member of the State of CA Farm Bureau. In 2006 you were for 3 Months only, then closed. You can withdraw from the Vintners Association at any time with a 24 Hour Mailed Legal Registered Mailing. Then, you may build Act 21 high rise worker housing to walk from condos of 400 sq. ft. etc. to work. The largest company of Abbott is leaving in 2013 and we loose 4,000 jobs. Without water, a company both new or old will not maintain in business. EB-5 you are placing amongst our homes; Foreign investment/developments.

**\*\*We are on the decline of agriculture, NOT the increase of it, as per the 2003-2013 RCIP General Plan Master Plans EIR stated, "When will you tell the farmers they are going to STOP FARMING at the Hemet EIR Planning Commissioners RCIP General Plan's EIR;**

**There is no water to support agriculture, per RCWD and MWD 02/12/08 Rancher Meeting. Full domestic pricing to WATER GRAPES requires per vine plant a 16 gallons per plant per HOUR for 24 hour periods every 7 to 10 days during 5 to 6 months of extreme heat before harvesting. And, the raised temperatures of two years of 11 degrees warmer, puts the growing of citrus (lawn tree planting) and vineyards agriculture area in jeopardy. Why? More water usage can not**

be given. Also, northern CA farmers are being forced to give up their agriculture water rights to San Diego County due to their Over development of population; 3 million residents in their Unincorporated County Areas ONLY. They plan to start drinking their sewer plant waters as well.

US and World Scientific Community gives the facts, NOT the wishes we desire "to exist" to continue down a pathway of NO agriculture meters being issued here since 2007 by EMWD and RCWD; They are issuing only non-agricultural meters.

We have been on a 3 tier Drought Water usage with RCWD for nine years plus for our rural parcel.

<b>Remember</b>	<b>RCWD Water Board Members wanted to issue a moratorium in 2009; no more growth; WE'RE over our imported water formula for our GROUND WATER....since 2002 when 55,</b>	<b>000 residents ONLY were here, per Albert Samuel Pratt.</b>
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Respectfully Submitted,  
Mrs. Adrian J. McGregor, Private Citizen  
P.O. Box 894108  
Temecula, CA 92589-4108  
Macgarden2004@yahoo.com  
951.676.5024

The EIR process of the Temecula Wine Country is STILL open until the EIR hearing to be held on Dec. 5<sup>th</sup>, 2012.

**I am submitting these STATEMENTS because they HAVE Been withheld from Public Discussion by the City of Temecula Staffing/Council Members and Supervisor Stone/and fellow Supervisors/Mehtra/Country Staffing/RCWD and EMWD Staffing, Planning Commissioners and documentation withheld and CEQA requirements not being followed with water shortages documentation activation, and for NOT revealed and process of Sewers to be introduced ignoring Proposition 218, and NOT HOLDING EIR public process done for 10,000 rural residents verses a Special Groups Personal Desires to take over an entire rural residential area filled with 10,000 residents v.s. 30 plus winery/hotels....and growing/being approved without 100% full fees collected, starting that in 2008 as of July Hearing Planning Commissioners' Hearing for NO. 7666 amendment of terminology that an area be expanded in an illegal hearing, not agendized by The Board of Supervisors, and Planner Derek Hull stating he received no written statements, which is untrue, and that he attempted to abort legal procedures because Supervisor Jeff E. Stone came to him "personally", asking him to get it done. (as is on recorded taping dvd)**

**Our planets' 2012 alignment on Dec 20 of the 26,000 year event is affecting our weather, our lives and man's survival. This is before "the wishes to take our monies until we are financially forced to sell out cheaply or leave due to over taxation, which is NOT Acceptable in America." Our spiraling US Treasury debt...will require TAX heights starting in 2013.**

**Please. This Machiavelli inner conspiracy for the elite and enthused Inner Group of the Temecula Wine Country NO LONGER justifies the means to destroy our lives for the FEW.**

**This is a NO DEAL.**

**The situation is to have each business along Rancho CA Rd. to pay their own way. And, if others also want sewers to be a winery or hotel, they have to pay their own way.**

**The legal process has been abort from the County of Riverside Document A-21; the Guidelines of the Supervisors to Select Planning Commissioners, Special Appointments, and Advisory HOC Planning Members. (AHPM process has been violated, I think by making the decisions for 18 months with only Vintners. They Supervisor Jeff Stone added 13 more members. He waited until Oct. 2011 to add the Residential Advisory Hoc member, thinking that November would be their last meeting.**

**Barton, Karen**

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**From:** SLIM <SLIM@TSTONRAMP.COM>  
**Sent:** Sunday, November 17, 2013 6:25 PM  
**To:** COB  
**Subject:** Equestrian Trails

Dear Board of Supervisors,

I support approval of the proposed Trails Plan for Wine Country. Having lived in the "Wine Country" since 1975 I feel the trails are an integral part of this lovely valley. Thank you for your attention.

Shirley Blackmore Allen  
42200 Chaparral Drive  
Temecula, CA 92492

**Barton, Karen**

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**From:** Mary Morris <zephyr2k@roadrunner.com>  
**Sent:** Sunday, November 17, 2013 7:59 PM  
**To:** COB  
**Subject:** Letter in support of Proposed Trails Plan for Wine Country

November 16, 2013

To: Riverside County Planning Commissioners and Board of Supervisors

Subject: Support for Proposed Wine Country Trails Network

Dear Commissioners and Supervisors,

I strongly support the proposed Wine Country Trails Network, and ask that you approve it.

I am a frequent user of Temecula Valley trails. Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders. Today was a beautiful, crisp, fall day (especially after the overnight rain shower) and I enjoyed a horseback trail ride in & around De Portola Road along with a nice brunch at one of the local wineries. Further, it is a unique adventure I often bring out-of-town visitors to experience as well.

The proposed map for the Wine Country Trails Network is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map.

Sincerely,

*Mary Morris*

Mary Morris  
1511 So. Elk Road  
Anaheim, CA 92804



**Barton, Karen**

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**From:** Chase, Valerie  
**Sent:** Monday, December 02, 2013 11:04 AM  
**To:** Barton, Karen  
**Subject:** Fwd: YES for support of WineCountry Plan, area south of 79 Hwy.

Valerie Chase  
Legislative Assistant to  
Supervisor Jeff Stone  
Sent from my iPhone

Begin forwarded message:

**From:** Joyce Viets <[joycerviets@gmail.com](mailto:joycerviets@gmail.com)>  
**Date:** December 2, 2013 at 10:51:59 AM PST  
**To:** <[District1@rcbos.org](mailto:District1@rcbos.org)>, <[District2@rcbos.org](mailto:District2@rcbos.org)>, <[jtavaglione@rcbos.org](mailto:jtavaglione@rcbos.org)>, <[District3@rcbos.org](mailto:District3@rcbos.org)>, <[jstone@rcbos.org](mailto:jstone@rcbos.org)>, <[District4@rcbos.org](mailto:District4@rcbos.org)>, <[District5@rcbos.org](mailto:District5@rcbos.org)>, <[mashley@rcbos.org](mailto:mashley@rcbos.org)>  
**Subject:** YES for support of WineCountry Plan, area south of 79 Hwy.

Dear Supervisor

I am an owner on record for the property at: 45201 Anza Rd., Temecula, CA 92592.

I strongly ask that you vote **yes** in support of zoning the Wine County Plan for the area south of 79 Hwy.

It has come to my attention that a person who spoke at the last meeting said they had contacted property owners in the afor mentioned area and that 85% said they did not want to be included in that plan. Our property, for one, **WAS NOT CONTACTED by anyone!.....nor were many of our neighbors around us! (I have checked)** That matter of twisted facts alone needs to be addressed.

The Wine Country Plan has been in motion for several years **and** the owners have been in agreement.....now at the last minute those with other vested interests are trying to make a change.

**I ask you as a very concerned owner and tax payer to take the above information into serious consideration and vote for the Wine County Plan!**

Thank you for the work you do!

Joyce R. Viets

November 30, 2013

To: Board of Supervisors

Re: Support of Wine Country Trails Plan

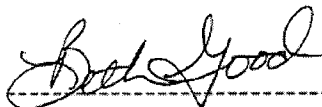
I **strongly** urge you to approve the proposed Wine Country Trails plan. It is critical that the many horse property owners throughout the Wine Country have a connected series of trails on which to exercise their horses.

Horses have helped define the Wine Country for decades. The Trails plan is essential to **FINALLY** preserve the unique rural/agricultural ambiance we have.

Thank you.

Beth Good

\_\_\_\_\_  
Name (print)



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Signature

43095 E Benton Road, Hemet CA 92544

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Address  
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**Barton, Karen**

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**From:** Juanita Koth <jkoth@dslextreme.com>  
**Sent:** Sunday, December 01, 2013 8:38 AM  
**To:** COB  
**Subject:** Please Support the Trails Network

Dear Riverside County Board of Supervisors,

We are writing to urge you to approve the Wine Country Trails Plan for Temecula. As equestrians we utilize the local trails weekly to exercise our horses. We chose to live in Wine Country and raise our daughter here BECAUSE of the trails network that allows us to live an "Equestrian Lifestyle" like so many others in the area. We are not rich people, Scott has a State Farm Insurance Agency in town and I am an RN at Rady Children's Hospital, but we are hardworking citizens who love the life we are living and care about our community's future.

I grew up in North County, often traveling to Temecula to ride and train horses over the past 30 years on these very trails up for approval. The Temecula Eq-Wine Riders (TEWR), a local trail riding club founded by myself and Kerry Hoffmans over 8 years ago, was born in Wine Country. TEWR has **set the bar** for safe, responsible trail riding in Wine Country. We plan safe rides, carry insurance, obtain rider waivers, work with local business and property owners to utilize approved trails and services, etc. The club rides in the Temecula Independence Day Parade as well as Murrieta Veteran's Day Parade, proudly carrying a banner (see below) that bears the business logos of our strongest supporters.

This past year, after being contacted by numerous horse owners over the past decade, Juanita started a Trail Guide Business called Gaits In the Grapes. No rentals, just experienced horse owners who love to trail ride and vacation with their horses. The business model is set up to guide riders on the proper trails, wine tasting is never allowed while riding, meals and overnight stays are encouraged so that folks get to enjoy all that Temecula has to offer. Most recently, we hosted an Orange County group who enjoyed two trail rides, a hosted tasting at Leoness Winery, shopping at Big Horse Feed, boarding horses at Galway Downs, a meal at La Cocina Restaurant, Robert Renzoni Vineyards, Wagonmaster Catering, etc. during a 2 day equestrian weekend. These are responsible horse owners who view our Temecula as a wonderful vacation destination where they can spend their disposable income.

We urge you to consider approval of the trails that we obviously care so much about and thank you for your efforts on behalf of Wine Country at large. Your vision for the future of this area is much appreciated by our family, friends and neighbors.

Kindest Regards,  
Scott and Juanita Koth  
40405 Avenida Trebolo  
Temecula, CA 92592

**TEMECULA VALLEY POLO CLUB**  
 EST. 2012

**GAITS IN THE GRAPES**

**SOUTH COAST WINERY**  
 RESORT & SPA

**State Farm**  
 Scott Koth  
 (951) 461-4979

**SOUTHWEST TRADERS, INC.**  
 Your Distribution Solution

**GALWAY DOWNS**

**BBNC TV**  
 IT SERVICES  
 WWW.BBNC.TV

**Big Horse**  
 CLOTHING AND ACCESSORIES

**Lewis Cleaners**

**WILSON CREEK**  
 WINE & COUNTRY STORE

**OAK MOUNTAIN WINERY**

**Practical Horse Properties**

**LONGSHADOW RANCH**  
 wine and equestrian

**DESIGN SET LTD.**

**INLAND VET SUPPLY**  
 Serving the equestrian community  
 5275 Temecula Pkwy, Temecula, CA 92590

**THE TEMECULA VALLEY**

**THE TEMECULA VALLEY**

November 30, 2013

To: Board of Supervisors

Re: Support of Wine Country Trails Plan

I strongly urge you to approve the proposed Wine Country Trails plan. It is critical that the many horse property owners throughout the Wine Country have a connected series of trails on which to exercise their horses.

Horses have helped define the Wine Country for decades. The Trails plan is essential to FINALLY preserve the unique rural/agricultural ambiance we have.

Thank you.

Robin Arenz

Name (print)

Robin Arenz

Signature

38992 Calle de Compadre

Address

Musrieta CA 92562

November 30, 2013

To: Board of Supervisors

Re: Support of Wine Country Trails Plan

I strongly urge you to approve the proposed Wine Country Trails plan. It is critical that the many horse property owners throughout the Wine Country have a connected series of trails on which to exercise their horses.

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Thank you.

Ed Menzies

Name (print)



Signature

38592 Calle De Comanche

Address

Mossburn CA 92562

**Barton, Karen**

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**From:** Jana Dorr <janadorr@gmail.com>  
**Sent:** Sunday, December 01, 2013 8:59 AM  
**To:** COB  
**Subject:** Temecula Wine Country Trails Plan

December 1, 2013

To: Board of Supervisors, Riverside County

Re: Support of Wine Country Trails Plan

I strongly urge you to approve the proposed Wine Country Trails plan.

Many of the residents of Temecula and surrounding areas have enjoyed the trails throughout the history of this area, and it is critical that a connected series of trails be available to provide access for the continued use by equestrians, which have helped define the Wine Country. The Trails Plan is essential to preserve the unique rural/agricultural ambiance we have.

Thank you.

Jana Dorr

39555 Black Oak Road

Temecula, CA 92592

Dear Riverside County Residents,

We are asking for your help in supporting the implementation of the Proposed Wine County Community Plan. This plan has been in development for over 4 years. On Tuesday, December 3rd the Riverside County Board of Supervisors will hold a hearing and voting on the proposed plan. We are asking the Board of Supervisors to pass this plan in its entirety including the Proposed Trail Map. This map is an essential part of preserving the equestrian lifestyle and industry in Temecula's Wine County. The passing of this plan is critical to the preservation of Valle De Los Caballos. Without the plan, vineyards, wineries, hotels and housing developments will encroach upon our beautiful valley.

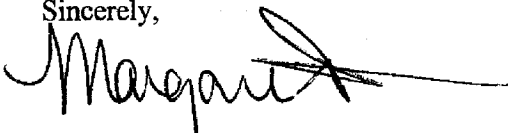
Please read and sign the following letter and return by  
**email or fax to Green Acres Ranch by December 2nd.**

**Email: [info@greenacresranchinc.com](mailto:info@greenacresranchinc.com)**  
(please scan in and attach as a pdf)

**Fax: 951-303-6922**  
(no cover sheet needed)

Your support is greatly appreciated.

Sincerely,



Margaret Rich  
Owner/Operator  
Green Acres Ranch



November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

As a Riverside County resident, I strongly support the proposed Wine Country Trails Network, and ask that you pass the proposed trail map along with the entire Wine Country Community Plan.

Horse owners need a connected series of trails throughout the proposed Wine Country to enable them not only to enjoy a recreational sport they love but to keep their horses healthy through daily exercise. This applies for both competitive riders and pleasure riders.

The proposed map is the result of much work by your Parks Staff and local riding groups, landowners, vintners and residents, involving collaboration and compromise from all. The map will preserve precious historic routes as well as critical connector routes to allow riders to get from soon-to-be-landlocked areas to Riverside's wonderful Vail Lake, Lake Skinner and (soon) Diamond Valley Lake.

I urge you to pass the proposed trail map as a part of the Proposed Wine Country Community Plan.

Sincerely,

*Signature*

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Name

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Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

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I urge you to pass the proposed trail map as a part of the Proposed Wine Country Community Plan.

Sincerely,

Signature

Nancy McLaughorn  
Name

44826 Tudal  
Temecula, CA 92592  
Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

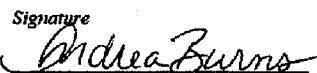
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Sincerely,

*Signature*  
  
Name

39219 GREEN MEADOW RD.  
TEMECULA, CA 92592  
Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

As a Riverside County resident, I strongly support the proposed Wine Country Trails Network, and ask that you pass the proposed trail map along with the entire Wine Country Community Plan.

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Sincerely,



*Signature*

Jay Goth  
Name

32969 Adelante St.  
Temecula CA 92592  
Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

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Sincerely,



Signature

Marilyn Bickers

Name

23103 Gray Fox DR  
Canyon Lake, CA 92587

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

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Sincerely,

Signature



Name

Dennis Bickers

23103 Gray Fox

Canyon Lake, CA

Address

92587

November 25, 2013

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Subject: Support for Proposed Wine Country Community Plan

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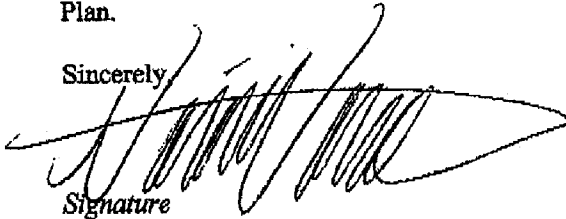
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Sincerely,



Signature

Victoria Varner

Name

30542 Bay Hill Drive  
Temecula, CA 92592  
Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

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Sincerely,

Signature

CYNDEE L O'BRIEN

Name

33025 NEWBY RD  
TEMECULA CA 92592

Address



November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

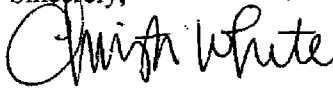
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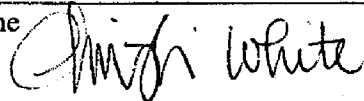
Sincerely,



Signature

CHRISTI WHITE

Name



37160 Galileo Lane

Murrieta, California 92563

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

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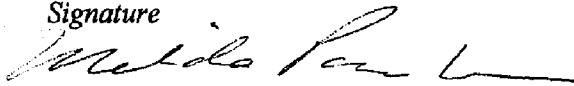
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Sincerely,

Signature



Name Melinda Pomerleau

35790 Meadow Ridge Rd.

Temecula, CA, 92592

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

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Sincerely,



Signature

Ray R. Adams

Name

38101 Glendaks Rd Temecula Ca 92592

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

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*Signature*

Julia E. Hughes

Name

43210 Via Sabino  
Temecula CA 92592

Address

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Subject: Support for Proposed Wine Country Community Plan

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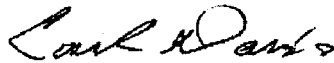
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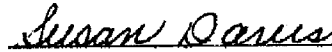
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Sincerely,



Signature



Name

19050 Vista De Montanas  
Murrieta CA 92562

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

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Sincerely,

*Signature*

*Peggy Sanchez*

Name

*40541 Calle Katherine  
Temecula, CA 92591*

Address

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Subject: Support for Proposed Wine Country Community Plan

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Sincerely,



Signature

JAMIE SUTTON

Name

42594 RIVERA DR.  
TEMECULA, CALIF - 92592

Address

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Subject: Support for Proposed Wine Country Community Plan

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Sincerely,

Signature

James W Sutton  
Name

James W Sutton  
42594 Rivera Dr  
Address Temecula Ca 92595



November 25, 2013

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Subject: Support for Proposed Wine Country Community Plan

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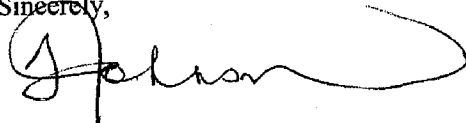
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32142 Camino Guardo  
Temecula CA 92592

Address

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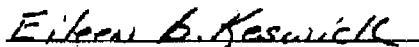
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Signature



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39090 Stirrup Rd  
Temecula, Ca 92592

Address

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Sincerely,

*Signature*

Susie Osguire  
Name

43800 Colorado Dr  
Temecula, CA 92592  
Address

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Juanita Katin  
Name

40405 Avenida Trabuco  
Tem CA 92592  
Address

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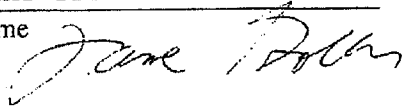
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Jane Goth

Name



32969 Adelante St.

Temecula CA 92592

Address

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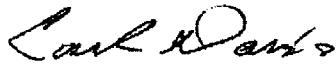
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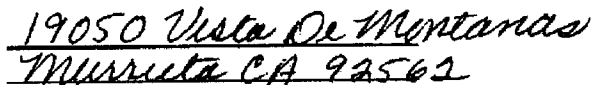
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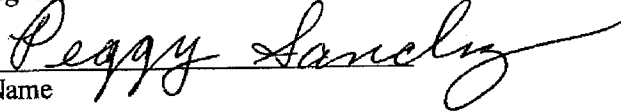
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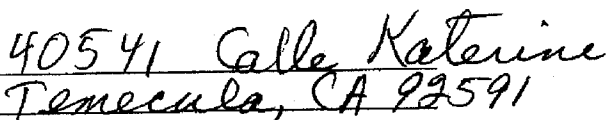
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Signature

Jamie SUTTON  
Name

42594 Rivera Dr.  
Temecula, Calif - 92592  
Address

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Subject: Support for Proposed Wine Country Community Plan

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Signature

James W Sutton

Name

James W Sutton  
42594 Rivera Dr  
Address Temecula Ca 92595

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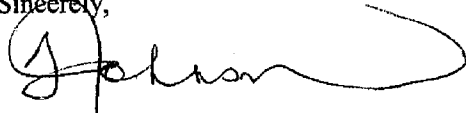
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Signature

Teresa Johnson

Name

32142 Camino Guardo

Temecula CA 92592

Address

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Signature



Name

39890 Stirrup Rd  
Temecula, Ca 92592

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I urge you to pass the proposed trail map as a part of the Proposed Wine Country Community Plan.

Sincerely,

*Signature*

Susie Equire  
Name

43800 Coronado Dr  
Temecula, CA 92592  
Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

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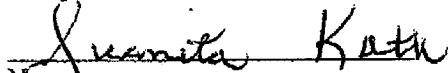
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Sincerely,

Signature

  
Name

40405 Arceida Trebato  
Tem CA 92892  
Address

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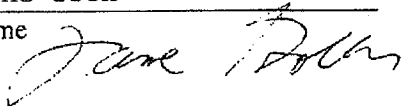
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Sincerely,

*Signature*

Jane Goth

Name



32969 Adelante St.

Temecula CA 92592

Address

November 25, 2013

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Sincerely,

Signature



Name

35355 - Linda Rosen Rd  
Fremont, CA 92592

Address



November 25, 2013

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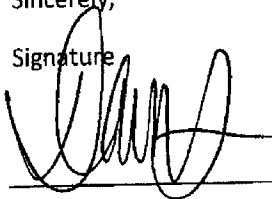
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Sincerely,

Signature



Name

Don Downing  
5913 S Bautista Rd Azusa CA 92539

Address

November 25, 2013

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Subject: Support for Proposed Wine Country Community Plan

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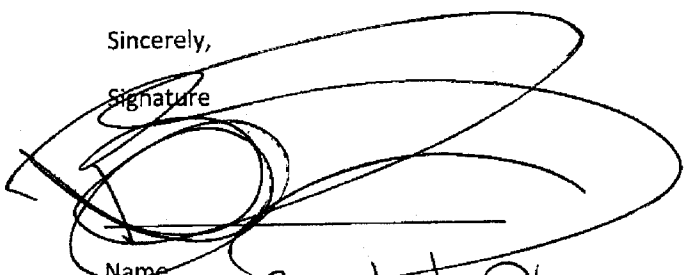
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Sincerely,

Signature

Name

  
51335 Bantick Rd  
Anaheim CA 92539

Address

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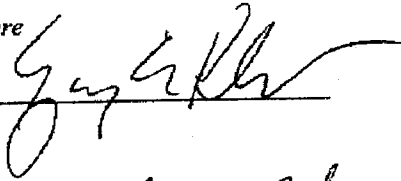
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Sincerely,

Signature



Name

39295 Cult Rd  
Tremont, CT 06092

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

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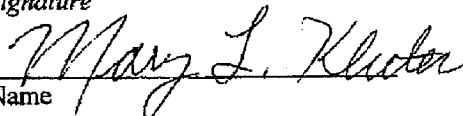
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Signature

  
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Temecula, CA 92592  
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Sincerely,

Signature



Name

54550 Mitchell Rd  
Anaheim, CA 92839

Address

November 25, 2013

To: Riverside County Board of Supervisors

Subject: Support for Proposed Wine Country Community Plan

Dear Supervisors,

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Kenn Fuster  
Name  
524550 Mitchell Rd  
Anaheim CA 92539

Address

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Manera L Adams

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54335 Bawtch Rd  
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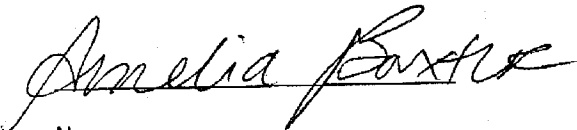
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Sincerely,

Signature



Name

Amelia Baxter

59842 Tripp Flatts Rd.

Address

Amelia, CA 92539



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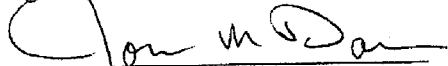
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Sincerely,

Signature



Name

Joan M DARRIN  
44810 V. N. VAQUERO; Femecla, CA

Address

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Sincerely,

*Signature*

*Linda Taylor*

Name

*31156 Camino Del Este  
Temecula, CA 92591*

Address

November 25, 2013

To: Riverside County Board of Supervisors

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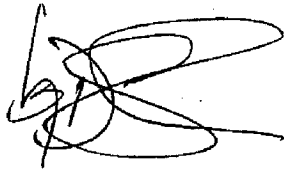
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Signature



Name

Kevin D. Taylor

Address

31151 Camino Del Este  
Temecula, CA 92591

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Signature

Michele Sampson

Name

43261 Madena Dr.  
Temecula CA 92592

Address

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Signature

KENTON CARLO SAMPSON

Name

43261 MOFENA DR.  
THERESA CA 92582

Address

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Sincerely,

*Signature*

Lauren Higgins

Name

31005 Temecula PKY  
#703 TEMECULA, CA 92592

Address

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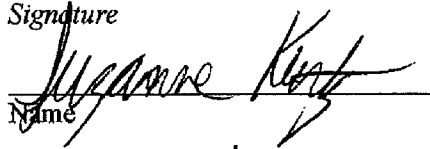
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Name

  
33247 Avenida Bicicleta  
Temecula, CA 92592

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*Signature*

Tommy Piccard  
Name

91281 Heaven St  
Temecula  
Address



November 25, 2013

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Sincerely,

Signature

  
Name

1457 Alexander Ave  
Healdsburg, CA 95925  
Address

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Sincerely,

*Signature*

Carolyn Cariello  
Name

35138 Colt Road  
Temecula, CA 92592  
Address

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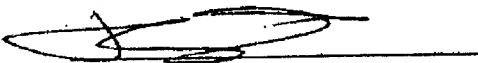
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Sincerely,

Signature



Name

Tom Camello

34121 Zinnia Ct.

Lake Elsinore Ca. 92532

Address

**Barton, Karen**

---

**From:** Jim and Jo <jjdykema@verizon.net>  
**Sent:** Sunday, December 01, 2013 9:38 AM  
**To:** COB  
**Subject:** Support of the Wine Country Trails Plan - Temecula Valley, CA

To: Board of Supervisors

Re: Support of the Wine Country Trails Plan

Date: 12/1/2013

My husband, Jim, and I strongly support the proposed Wine Country Trails plan. We feel it is part of the image of Temecula and what makes this such a special place. I am a Board member of Southern California Peruvian Paso Horse Club (SCPPHC) and we are planning to bring our 2014 Horse Show business to Galway Downs next year. This will generate more income to the City and County, bring people from all around the US and Canada and we are planning to include a trail ride in the Wine Country. If the people and Wineries of Temecula approve it, than I must ask why don't you?

Please consider and APPROVE the Wine Country Trails Plan.

Thank you for your time ....

James and Terry Jo Dykema

29630 Vallejo Ave.

Temecula, CA 92592

951-693-4860

Jo Dykema

All tyranny needs to gain a foothold is for people of good conscience to remain silent.

Edmund Burke