

Comment Letter No. 20

3:42 PM 2/2/2012 3:42 PM

From: Mehta-Cooper, Mitra
Sent: Thursday, February 02, 2012 3:40 PM
To: Nanthavongdouangsy, Phayvanh
Subject: FW: DEIR Wine County Concerns Letter - w/Attach.
Attachments: DEIR Wine Country Concerns Letter.pdf

FYI

From: Fred Bartz [<mailto:fjbartz@verizon.net>]
Sent: Thursday, February 02, 2012 2:31 PM
To: CleanAirTemecula@verizon.net; Mehta-Cooper, Mitra
Cc: terrylindsley@hotmail.com; 'Darlene Lamb'; jgause@stanpac.com
Subject: DEIR Wine County Concerns Letter - w/Attach.

Hello Mitra,

Attached please find a letter from the Morgan Hill HOA regarding the Draft Environmental Impact Report regarding the Temecula Valley Wine County Community Plan. This letter is very similar to our letter of March 23, 2011.

Would you mind confirming the receipt of our concerns letter.

Thanks,

Fred

} 20.1



February 1, 2012

Ms Carolyn Syms Luna
County Planning Director, Ninth Floor
4080 Lemon St.
Riverside, CA 92501

RE: Temecula Valley Wine Country Community Plan

Dear Ms. Luna,

The Morgan Hill Homeowner's Association is not taking a position either FOR or AGAINST the Temecula Valley Wine Country Community Plan; however, there are some concerns which we would like to make the County aware of. These concerns include:

- Provision which allows wineries in the Winery District adjacent to Morgan Hill to have open-air outdoor amphitheatres which would allow amplified music. A number of Morgan Hill homes and the Morgan Hill Clubhouse back up directly to the valley area, and there is also an elementary school near to where the additional wineries are proposed. Ongoing day and night noise levels from the amphitheatres would significantly negatively impact the Quality of Life of these Homeowners, Homeowners using the outdoor Clubhouse facilities, and area school children. } 20.2
- The Noise Level must be limited to a maximum of 45 decibel level from 10:00 PM to 7:00 AM. } 20.3
- Increased traffic on Butterfield Stage Road, especially in light of a number of other residential communities which have been or are seeking County approval to build homes in the area near to Butterfield Stage Road and Anza Road. A number of these potential developments either have received or are requesting a Change of Zone from RA5 (5 acre minimum) to Medium Density Residential. } 20.4
- There is a concern about the potential use of agriculture industry-related spray fertilizers and insecticides in an area near to Homeowner properties, the HOA Clubhouse grounds (including outdoor pools and tennis courts), and near to the Tony Tobin Elementary School playground and Morgan Hill Park. } 20.5
- Concern about potential impacts of these agricultural fertilizers and insecticides on area groundwater. } 20.6

We are requesting that issues be carefully considered and addressed in the Final EIR. } 20.7

Sincerely, } 20.8

Frederick J. Bartz
Morgan Hill HOA Board President

cc Mitra Mehta-Cooper
Morgan Hill Board Members

44994 Frogs Leap Street
Temecula, CA 92592

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Response No. 20

**Morgan Hill HOA
Frederick J. Bartz
President**

- 20.1 Responses to specific comments are provided below; no further response is required.
- 20.2 This comment is noted. Responses to specific concerns are provided below.
- 20.3 This comment does not identify any specific concern with the adequacy of the Draft PEIR or any environmental issues. This comment has been duly noted and is presented in this Comments and Responses document for decision makers to evaluate as part of their Project deliberations. Noise issues are addressed in Section 4.12 Noise, in the Draft PEIR. Mitigation Measures NOI-3 through NOI-6 in the Draft PEIR, specifically address operational noise associated with special occasion facilities of the implementing projects. In addition, Mitigation Measure LU-1 outlines site-specific development review requirements for implementing projects. This comment does not specifically identify any Draft PEIR adequacy issues, but these concerns will be considered by the County during Project deliberations. No further response is required. (State CEQA Guidelines § 15088(a) (CEQA requires that a lead agency respond to environmental comments.)) Refer to Attachment A: *Temecula Valley Wine Country Community Plan Planning Commission Final Recommendations and PEIR No. 524 Determination*.
- 20.4 This suggestion will be considered by decision makers as part of their Project deliberations. The Draft PEIR addresses Project-related noise at program level, through mitigation measures applicable to implementing projects, including limitations on hours of operation (NOI 1, 3 & 5). Refer to Attachment A: *Temecula Valley Wine Country Community Plan Planning Commission Final Recommendations and PEIR No. 524 Determination*.
- 20.5 This comment does not identify any specific concern with the adequacy of the Draft PEIR or any environmental issues. This comment has been duly noted and is presented in this Comments and Responses document for decision makers to evaluate as part of their Project deliberations. The Draft PEIR addresses traffic impacts on Butterfield Stage Road (refer to Response No. 10 for additional analysis at the request of the City of Temecula). No further response is required. (State CEQA Guidelines § 15088(a) (CEQA requires that a lead agency respond to *environmental* comments.))

- 20.6 This comment does not identify any specific concern with the adequacy of the Draft PEIR or any environmental issues. This comment has been duly noted and is presented in this Comments and Responses document for decision makers to evaluate as part of their Project deliberations. The Draft PEIR addresses public health hazards in Draft PEIR Chapter 4.8 *Hazards and Hazardous Materials*. Future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County’s standard development review process, as modified and expanded through this Project, including detailed development review process as summarized in Mitigation Measure LU-1. Draft PEIR Chapter 4.2 (page 4.2-7) addresses the County’s “Right to Farm” Ordinance, which protects existing agricultural operations. No further response is required. (State CEQA Guidelines § 15088(a) (CEQA requires that a lead agency respond to *environmental* comments.)) Refer to Attachment A: *Temecula Valley Wine Country Community Plan Planning Commission Final Recommendations and PEIR No. 524 Determination*.
- 20.7 This comment does not identify any specific concern with the adequacy of the Draft PEIR or any environmental issues. This comment has been duly noted and is presented in this Comments and Responses document for decision makers to evaluate as part of their Project deliberations. Adherence to the existing federal and state regulations in addition to the Project design features and mitigation measures HYD-1 through HYD-5, as stated in the Draft PEIR Section 4.9 *Hydrology and Water Quality*, would ensure that any impacts to water quality would be less than significant. Water quality issues are regulated by the Riverside County Flood Control and Water Conservation District, the San Diego Regional Water Quality Control Board, and others. No further response is required. (State CEQA Guidelines § 15088(a) (CEQA requires that a lead agency respond to *environmental* comments.))
- 20.8 This comment does not identify any specific concern with the adequacy of the draft EIR or any Environmental issues. This comment has been duly noted and I presently in the Comments and Responses document for decision makers to evaluate as part of their project deliberations. No further response is required. (State CEQA Guidelines § 15088(a) (CEQA requires that a lead agency respond to *environmental* comments.))