

Comment Letter No. 26

2:12 PM 1/31/2012 2:12 PM

From: Mehta-Cooper, Mitra
Sent: Tuesday, January 31, 2012 1:59 PM
To: Nanthavongdouangsy, Phayvanh; Lee, Josh
Subject: FW: Change Boundry - Chavez Property
Attachments: Letter re Change of Boundry - Chavez.pdf

Phay:

Since this e-mail/letter came during the comment period, please keep it flagger for that.

Thanks,
Mitra

From: Michael Newcomb [<mailto:michael@newcomblawgroup.com>]
Sent: Tuesday, January 31, 2012 12:49 PM
To: Mehta-Cooper, Mitra
Subject: Change Boundry - Chavez Property

See enclosed letter.

} 26.1



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January 31, 2012

Mitra Mehta , Principal Planner
Riverside County Planning Dept.
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92502-1629

Via Email:

MMEHTA@rctlma.org

Re: Chavez Property - APN: 927590002 (9.1 Acres) and 927590001 (16.34 Acres)

Dear Mitra:

I represent Dale Chavez, who owns the above referenced property (“**Property**”). In reviewing the Proposed Wine Country 20/20 Boundary Map, we discovered that the above referenced properties reside within both the Equestrian District (927590002) and the Winery District (927590001). See Map below.

26.2

Proposed Change

Obviously having the property zone in two separate districts would create difficulties down the road if the property were to be developed as a winery.

26.3



My client requests the County include the '002 (9.1 Acres) within the Winery District by adjusting the boundary map as reflected by the green lines. Thus, both the '001 and '002 properties would be within the proposed winery zone.

Mitra Mehta , Principal Planner
Riverside County Planning Dept.
Riverside County Administrative Center

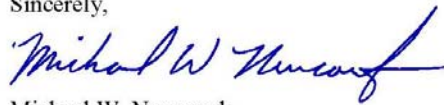
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If you have any questions or would like to discuss this matter further, do not hesitate to contact me at your earliest opportunity.

Sincerely,



Michael W. Newcomb
Attorney at Law

cc: Client



Response No. 26

Michael Newcomb (Letter #1)

- 26.1 Responses to specific comments are provided below.
- 26.2 This comment relates to the proposed Project District boundaries, which will be considered by decision-makers during Project deliberations. County staff has received various requests and suggestions for parcels inside and outside the Project boundaries relative to their District proposals. County staff anticipates adoption of a County-preferred Land Use Scenario that will evolve through Project deliberation process by the Planning Commission and Board of Supervisors. This comment does not identify any specific concern with the adequacy of the Draft PEIR or any environmental issues. Therefore, no further response is warranted. (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*.
- 26.3 Refer to Response No. 25.2 above.