

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



211B

FROM: TLMA - Planning Department

SUBMITTAL DATE:

March 31, 2011

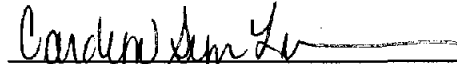
**SUBJECT: APPEAL OF PLOT PLAN NO. 23896** – Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northwesterly of De Portola Road and easterly of Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** An appeal was filed on January 20, 2011 based on the Planning Commission's decision to approve PLOT PLAN NO. 23896 and DENY the appellant's request for the project to take access off of Cushman Circle. The plot plan proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, along with hosting special events and proposing 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42098**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**DENIAL of the APPEAL of PLOT PLAN NO. 23896**, relating to the appellant's request that project access be taken off of Cushman Circle.

**APPROVAL** of **PLOT PLAN NO. 23896**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *h*

Dep't Recomm.: ☒ Policy  
Per Exec. Ofc.: ☒ Policy  
☐ Consent  
☐ Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Board of Supervisors: April 26, 2011  
Appeal to BOS Filed: January 20, 2011  
Approved at PC: January 5, 2011  
Continued at PC: December 1, 2010  
Appeal to PC Filed: August 9, 2010  
Approved At DH: August 2, 2010  
Continued at DH: July 26, 2010

APPEAL OF PLOT PLAN NO. 23896  
E.A. Number: 42098  
Appellant: The Corona Family Limited Partnership  
Applicant: Ron Vergilio Designs  
Engineer/Representative: Same as Applicant

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

An appeal of this plot plan was filed proposing that Cushman Circle be used to access the project site and not Camino Arroyo Seco, as currently proposed, because Camino Arroyo Seco is the access for neighboring residences and the proposed commercial use may cause conflict with residential uses.

The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Proposed special events consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars. 25 special events shall be allowed per year with a maximum of 144 guests. The events are proposed to take place both inside and outside of the winery building. No outside amplified music will be allowed. The tasting room shall be closed during special events with over 65 guests.

Special events are allowed between the hours of 10:00 a.m. to 6:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.

The project site is located in the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

### **FURTHER PLANNING CONSIDERATIONS:**

**January 20, 2011**

The appellant filed an appeal of the Planning Commission's decision to approve the project and deny the request for the project's access to be off of Cushman Circle and allow access off of Camino Arroyo Seco.

**January 5, 2011**

The appeal was denied in-part regarding the appellant's request for the project's access to be off of Cushman Circle and the current access off of Camino Arroyo Seco was upheld. The appeal was approved in-part regarding the correction of the drainage calculation and the plot plan was then approved at Planning Commission.

**December 1, 2010**

The project was continued at the request of the Planning Commission to allow Commissioner Petty to conduct a site visit with the appellant and applicant.

*D.M.*

**August 9, 2010**

On August 9, 2010, an appeal to the Planning Commission was filed. The reasons for the appeal, as listed by the appellant, are as follows: 1) too much traffic is being generated on Camino Arroyo Seco by the winery. The initial subdivision creating the parcel showed access off of Cushman Circle, and; 2) the amount of drainage on the property was incorrectly calculated at 22 acres and should have been 4,000 acres. The drainage calculations have been corrected and conditions were revised to reflect this correction and require a culvert to assist with drainage.

**August 2, 2010**

The project was approved at Director's Hearing on August 2, 2010. The Planning Director reduced the number of events per year from 50 to 25.

**July 26, 2010**

On July 26, 2010, the Planning Director continued the project to review conditions regarding the hours of operation and noise that may generate from the site. This request was made as a result of complaints made by two (2) local residents in attendance at the hearing.

**BACKGROUND:**

There is currently one open and active Code Violation case on the project site, which was issued for an illegal land use. The planning application was filed with the Riverside County Planning Department on November 28, 2008 to address the Code Violation.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture: Agriculture (AG: AG) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south. |
| 3. Existing Zoning (Ex. #2):                   | Citrus Vineyard (C/V)   |
| 4. Surrounding Zoning (Ex. #2):                | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.                                     |
| 5. Existing Land Use (Ex. #1):                 | Existing winery, tasting room and special event facility  |
| 6. Surrounding Land Use (Ex. #1):              | Single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west.   |
| 7. Project Data:                               | Total Acreage: 10.4 gross<br>Total Building Square Footage: 6,983<br>Total Parking: 72 standard including 3 limo spaces and 1 bus space   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42098**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**DENIAL of the APPEAL** of **PLOT PLAN NO. 23896**, relating to the appellant's request that project access be taken off of Cushman Circle.

**APPROVAL** of **PLOT PLAN NO. 23896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard (C/V) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings , and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery, tasting room and gift shop, is a permitted use in the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south.
4. The zoning for the subject site is Citrus Vineyard (C/V).

5. The proposed use, a winery, tasting room and gift shop, is a permitted use, subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed use, a winery, tasting room and gift shop, is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard (C/V) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42098 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Noise
  - d. Recreation
  - e. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **INFORMATIONAL ITEMS:**

1. As of this writing, two (2) letters, in opposition to the project and a list of signatures in support of the project have been received.
  - a. On July 28, 2010, an e-mail expressing concern was received from Michelle Mae Dimitro Fisher, neighbor.
  - b. On July 31, 2010, a letter of opposition was received from Richard and Diane Blass, neighbors.
  - c. At Director's Hearing on August 2, 2010, a list containing signatures in support of the project was provided to staff.
2. The project site is not located within:
  - a. A City sphere of influence;
  - b. A High Fire Area;
  - c. A WRCMSHCP Criteria Cell;
  - d. A Specific Plan;
  - e. A Fault zone;
  - f. A General Plan Overlay;
  - g. A Redevelopment area;
  - h. An Agricultural Preserve; or,
  - i. An Airport Influence Area/Zone.
3. The project site is located within:
  - a. The Community of Rancho California;
  - b. The Southwest Area Plan;
  - c. The Third Supervisorial District;

- d. The Agriculture (AG) (10 Acre Minimum) Land Use Designation;
  - e. The Citrus Vineyard (C/V) Zoning Classification;
  - f. The Citrus Vineyard Rural Policy Area;
  - g. Ordinance 659 (DIF) Fee Area and subject to mitigation fees;
  - h. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees;
  - i. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees;
  - j. The Temecula Valley Unified School District;
  - k. The Rancho California Water District;
  - l. The Santa Margarita Watershed;
  - m. The SKR fee area Ord. 663.10;
  - n. An area subject to moderate liquefaction;
  - o. An area susceptible to subsidence;
  - p. Lighting Ordinance 655 Zone B, 15.22 miles;
  - q. County Service Area 149; and,
  - r. An area with High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 941-100-002.
5. This project was filed with the Planning Department on November 25, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 1/08/09, 7/09/09 and 1/07/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$41,196.51.

KH:kh

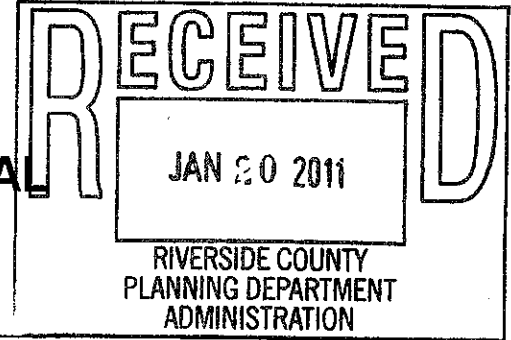
Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\BOS Appeal\Staff Report.Appeal to BOS.PP23896.docx  
Date Prepared: 2/28/11

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman · Planning Director



## APPLICATION FOR APPEAL

DATE SUBMITTED: 1-20-11

Appeal of application case No(s): PP 23896

Name of Advisory Agency: Riverside County Planning Commission  
List all concurrent applications

Date of the decision or action: 1-5-11

Appellant's Name: The Corona Family Limited Partnership E-Mail: scorona@mcKENNEDY.com

Mailing Address: 43915 Coronado Rd.  
Temecula CA 92592  
City State ZIP

Daytime Phone No: (909) 208-7847 Fax No: ( )

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

**APPLICATION FOR APPEAL**

Roadway - Ingres + Egress access.

The winery should use access off of Cushman Circle from De Portola instead of Camino Arroyo Seco which is a residential street.

Commercial Winery use and alcohol consumption does not mix with a ~~residential~~ Residential Street.

Use additional sheets if necessary

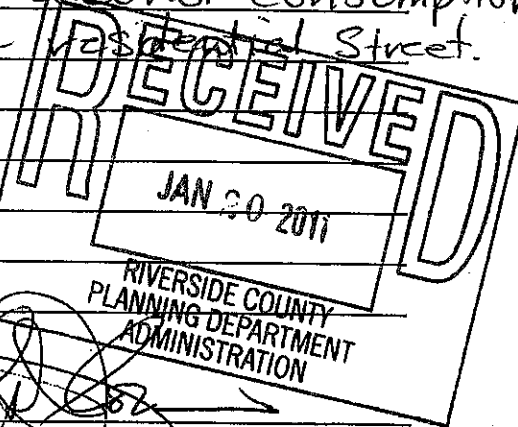
The Corona Family Limited Partnership

PRINTED NAME OF APPELLANT

SIGNATURE OF APPELLANT

1-20-11

DATE



**THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

# COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

## Planning Department

Ron Goldman · Planning Director

### APPLICATION FOR APPEAL

DATE SUBMITTED: AUG 09 2010  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
ADMINISTRATION

Appeal of application case No(s): PP 23896

List all concurrent applications

Name of Advisory Agency: \_\_\_\_\_

Date of the decision or action: Aug 2, 2010

Appellant's Name: Corona Family Partnership E-Mail: \_\_\_\_\_

Mailing Address: 43915 Coronado Blvd, Temecula, CA 92592

Temecula City Ca State 92592 ZIP

Daytime Phone No: (915) 676-4800

Fax No: ( ) \_\_\_\_\_

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1013 (8/27/07)

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

Murrieta Office · 39493 Los Alamos Road.  
Murrieta, California 92563  
· Fax (951) 600-6145

**APPLICATION FOR APPEAL**

<ul style="list-style-type: none"><li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li><li>• Revised Tentative Map</li><li>• Minor Change to Tentative Map</li><li>• Extension of Time for Land Division (not vesting map)</li></ul>	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"><li>• Extension of Time for Vesting Tentative Map</li></ul>	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"><li>• General Plan or Specific Plan Consistency Determination</li><li>• Temporary Outdoor Event</li></ul>	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"><li>• Environmental Impact Report</li></ul>	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"><li>• Plot Plan</li><li>• Second Unit Permit</li><li>• Temporary Use Permits</li><li>• Accessory WECS</li></ul>	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"><li>• Letter of Substantial Conformance for Specific Plan</li></ul>	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"><li>• Revised Permit</li></ul>	Same appeal deadline as for original permit.
<ul style="list-style-type: none"><li>• Certificate of Compliance</li><li>• Tree Removal Permit</li></ul>	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"><li>• Revocation of Variances and Permits</li></ul>	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

**PLEASE STATE THE REASONS FOR APPEAL.**

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

**APPLICATION FOR APPEAL**

*See attached*

Use additional sheets if necessary.

CORONA FAMILY PARTNERSHIP  
PRINTED NAME OF APPELLANT

Mary Corona Ben Plac.  
SIGNATURE OF APPELLANT

8-9-2010  
DATE

**THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

Re: Ybarra Winery - #23896

1. The proposed entrance to the above winery comes from a residential street that was granted as a public road based on the future potential residents encompassing approximately 112 acres. At the time the road was granted, there was never a discussion regarding a conversion of residential property into a quasi-commercial operation where there would be at the least, an additional 74 vehicles coming in and out of the winery. At some point this would be in addition to residents from the 112 acres. Traffic-wise, the intrusion of a quasi-commercial project on a residential street, does not mix well.

The initial subdivision gives the location address of the proposed Ybarra Winery to be on Cushman Circle.

2. The flood issue on the property was incorrectly calculated on the amount of drainage from 22 acres to 4,000 acres. This should be dealt with and conditioned according to County requirements and specifications, before the winery is allowed legal status, so that there will not be the possibility of County or taxpayer liability in the future.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

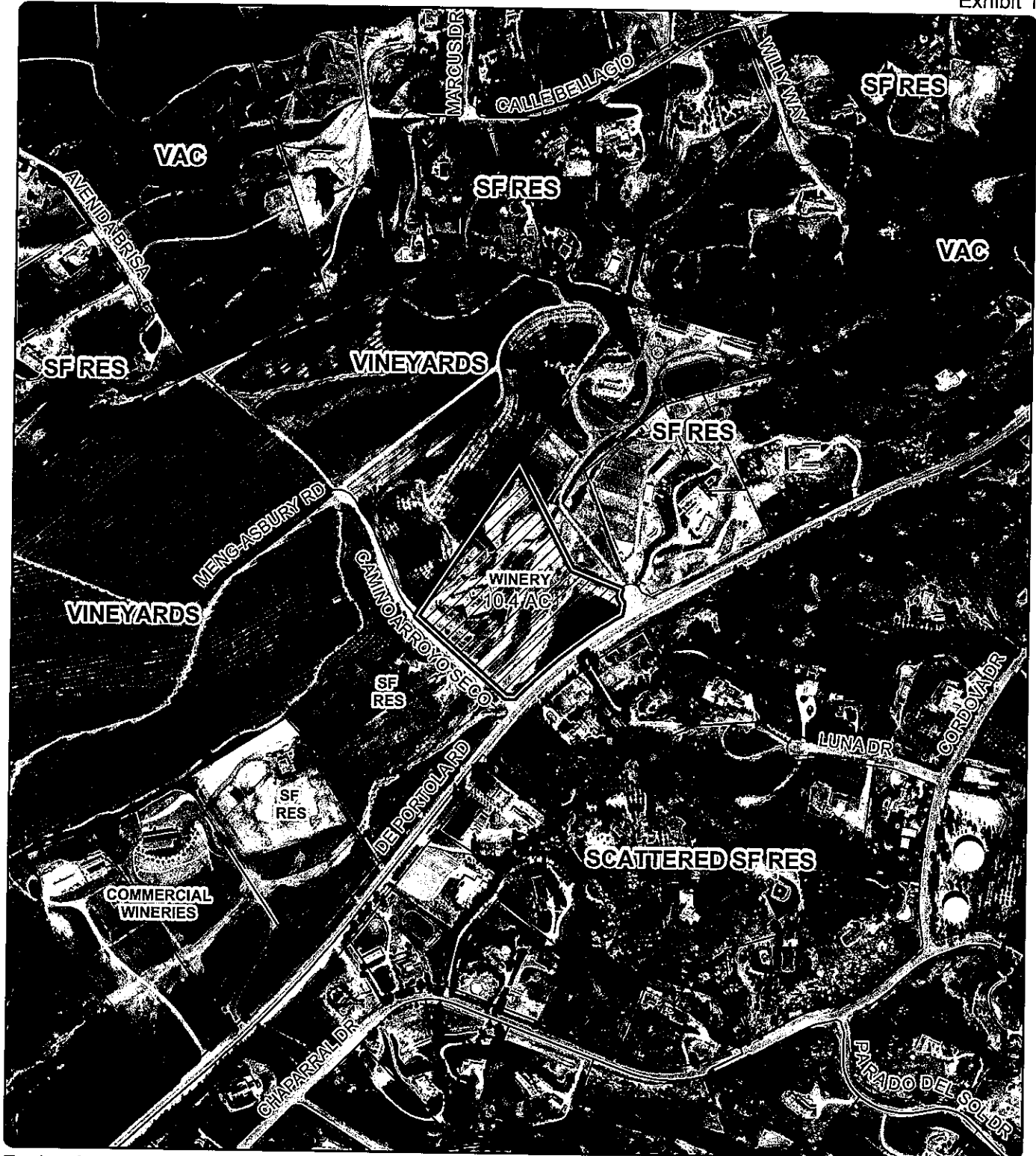
PP23896

LAND USE

Supervisor Stone  
District 3

Date Drawn: 11/08/10

Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20



Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009

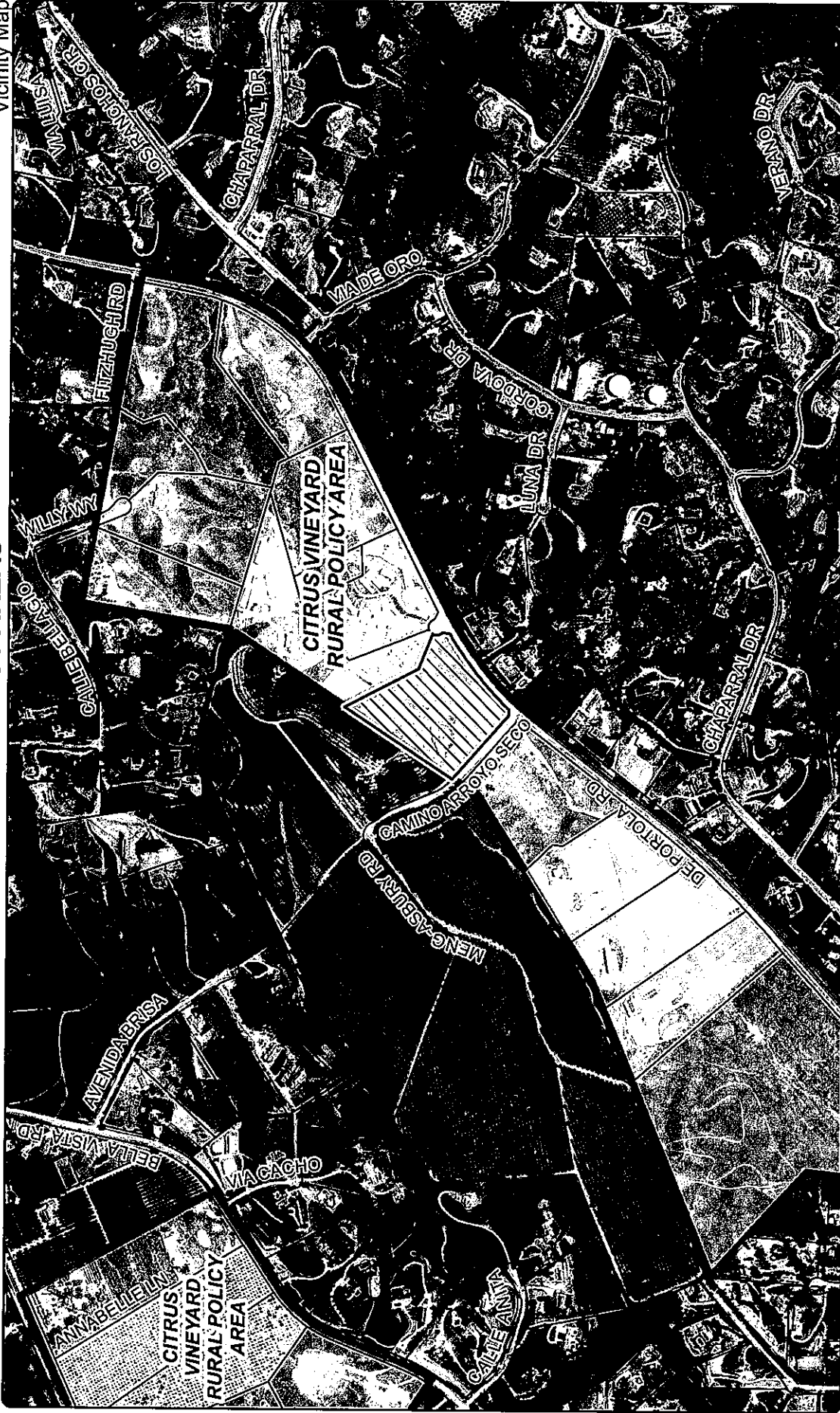
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tma.co.riverside.ca.us/index.html>

0 200 400 800 1,200 1,600 Feet

# RIVERSIDE COUNTY PLANNING DEPARTMENT PP23896 VICINITY/POLICY AREAS

Supervisor Stone  
District 3

Date Drawn: 11/08/10  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T7SR1W

Section: 20

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ctrna.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009



# RIVERSIDE COUNTY PLANNING DEPARTMENT

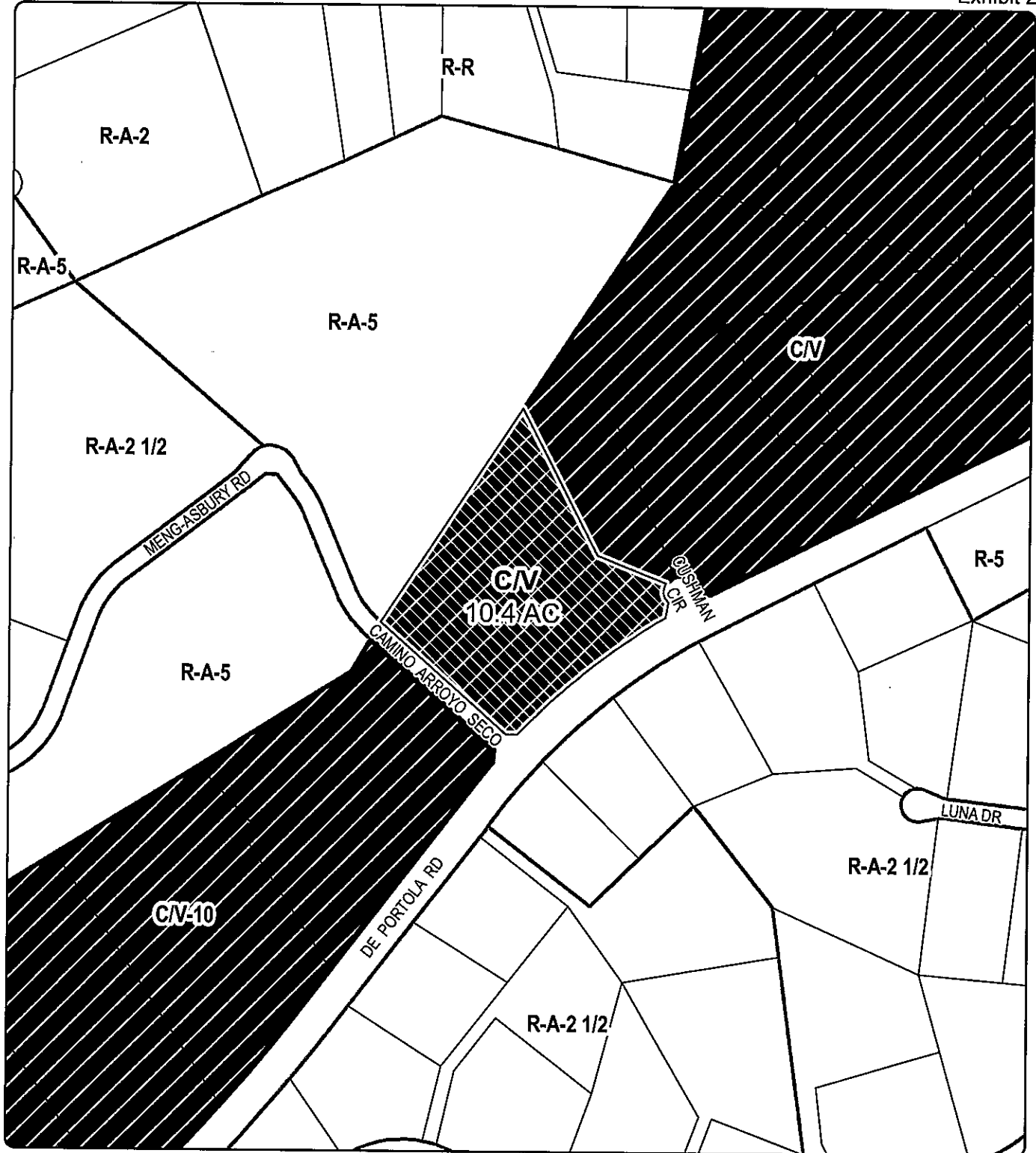
**PP23896**

## EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 11/08/10

Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20

Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tima.co.riverside.ca.us/index.html>



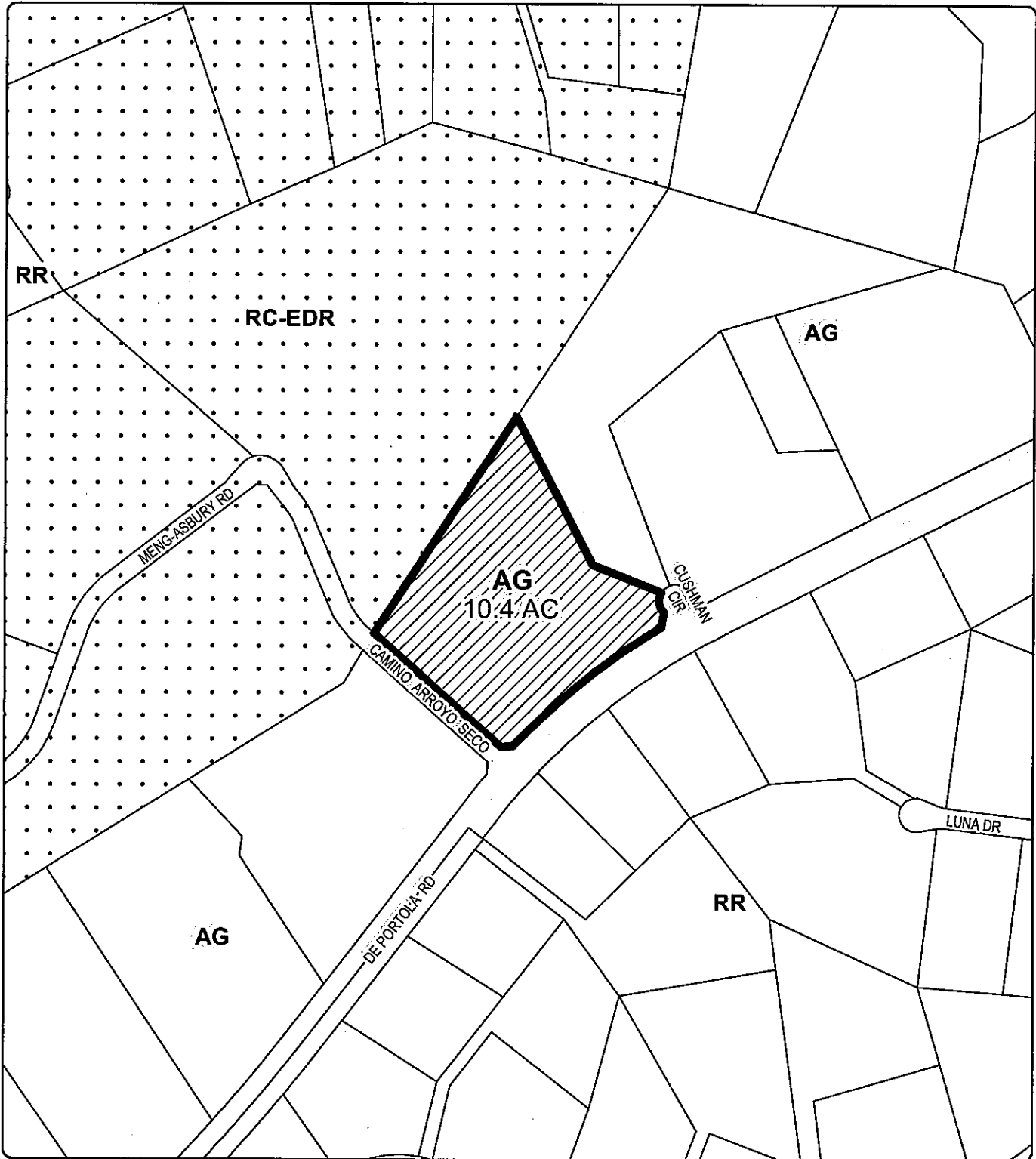
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP23896

### EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 11/08/10  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20

Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009



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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1008815

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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Received from: CORONA FAMILY LTD. PARTNERSHIP \$983.28  
paid by: CK 2052  
paid towards: PP23896 NOT EXEMPT FROM CEQA  
at parcel #: 39788 CAMINO ARROYO SECO TEM  
appl type: PP03

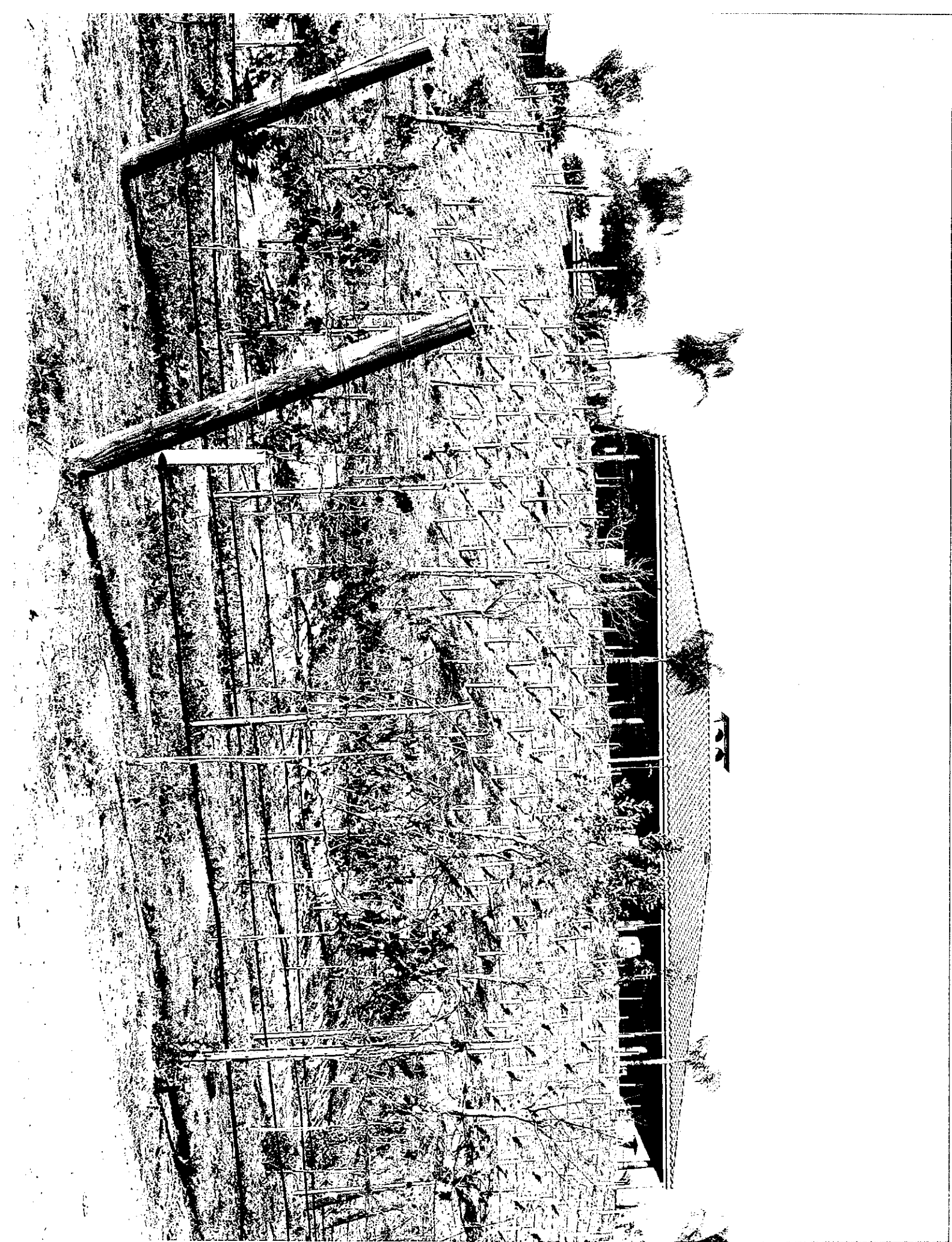
By \_\_\_\_\_ Aug 09, 2010 14:44  
MGARDNER posting date Aug 09, 2010

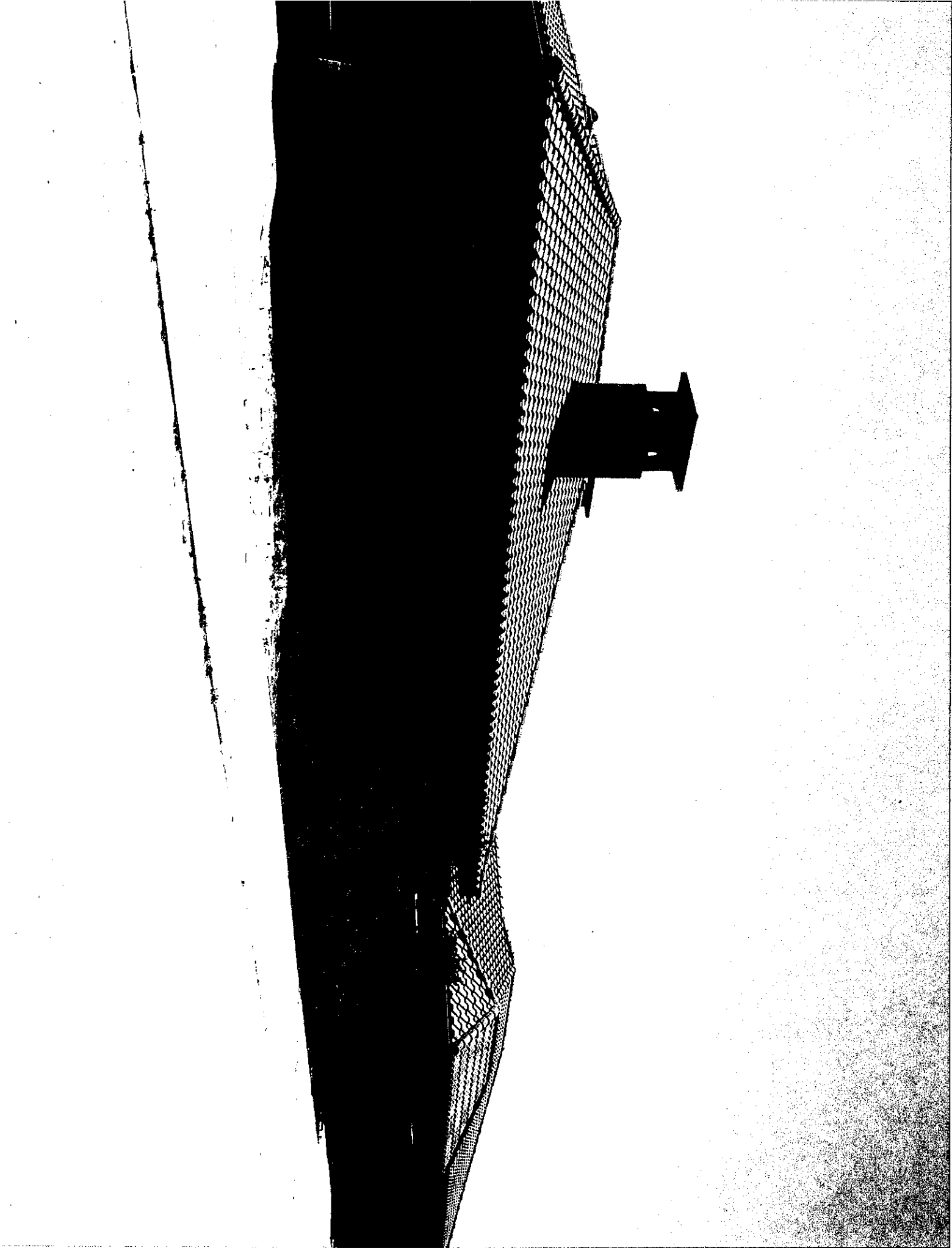
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Account Code	Description	Amount
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100001000100777520	CLERK OF THE BOARD	\$26.00
202033100200772210	LMS SURCHARGE	\$19.28
100003120100777180	PLANNING: APPEALS	\$910.00

Overpayments of less than \$5.00 will not be refunded!

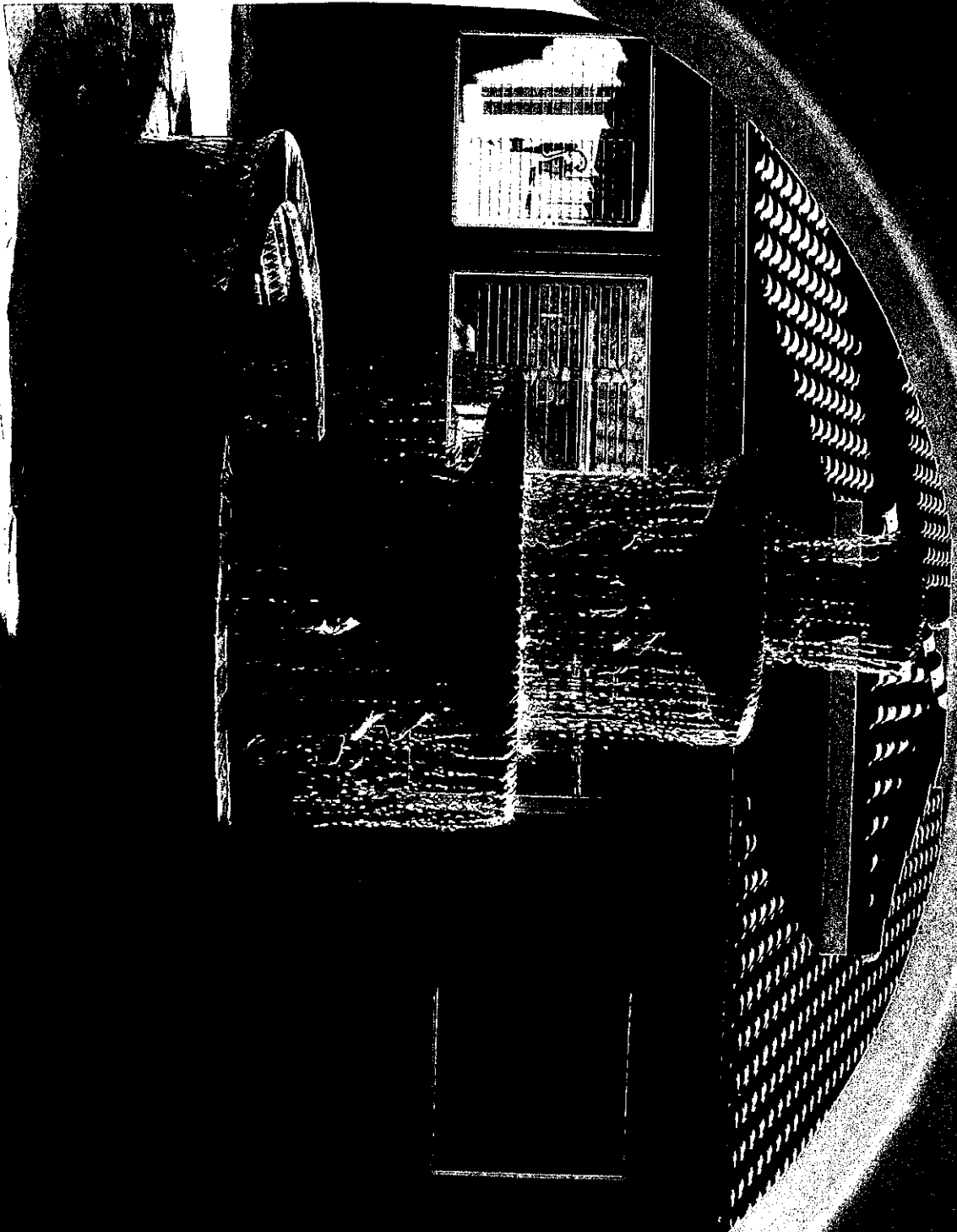
Additional info at [www.rctlma.org](http://www.rctlma.org)

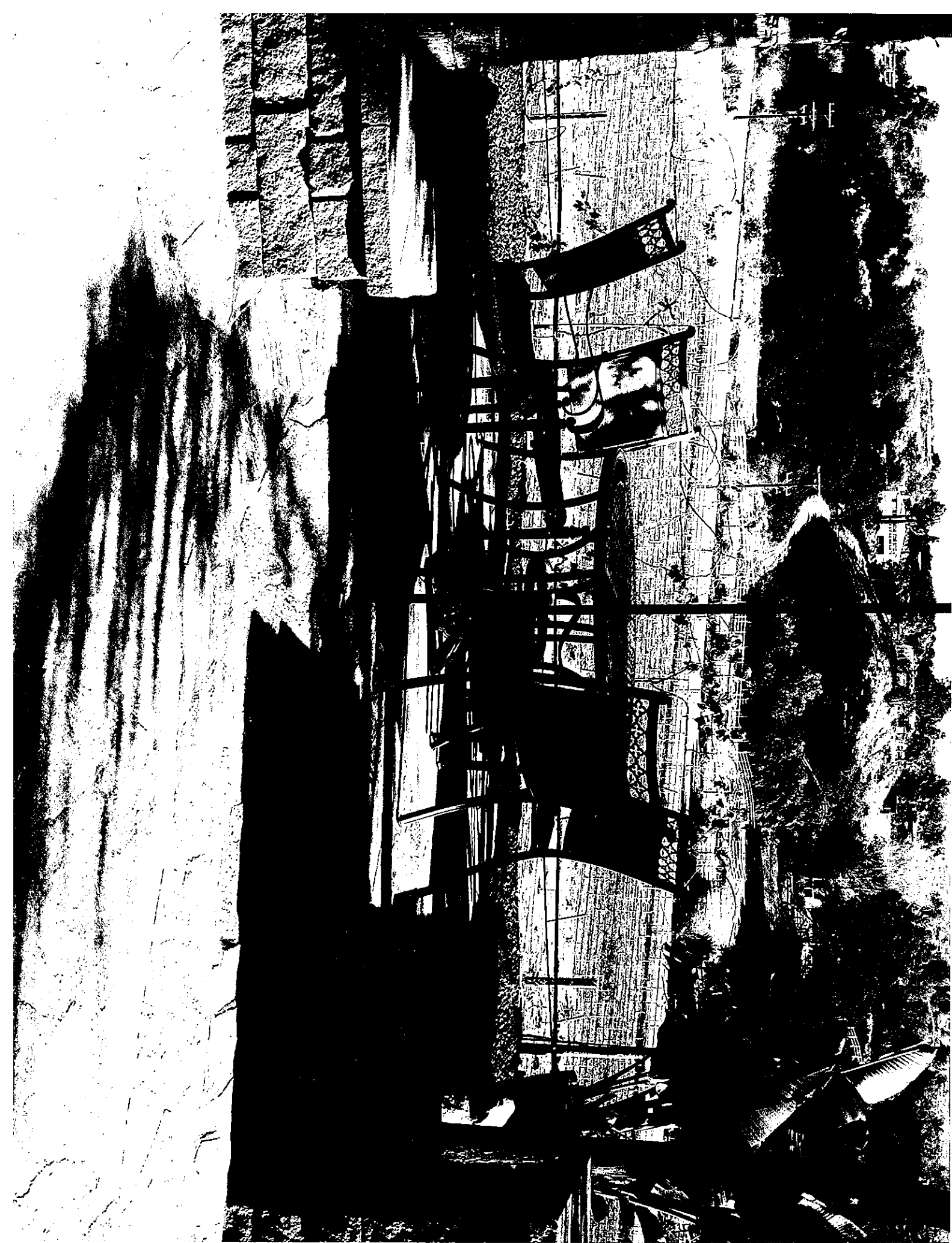




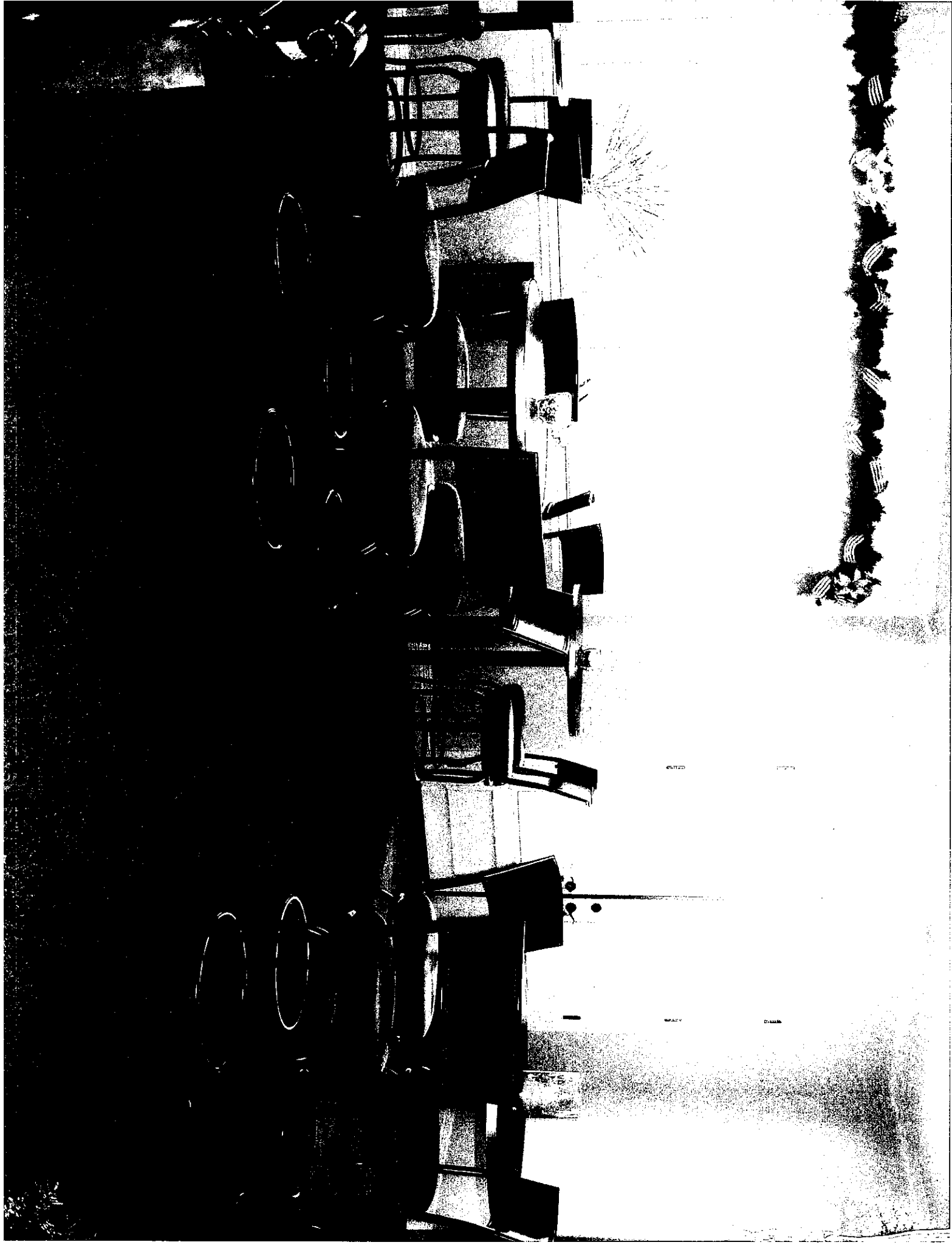




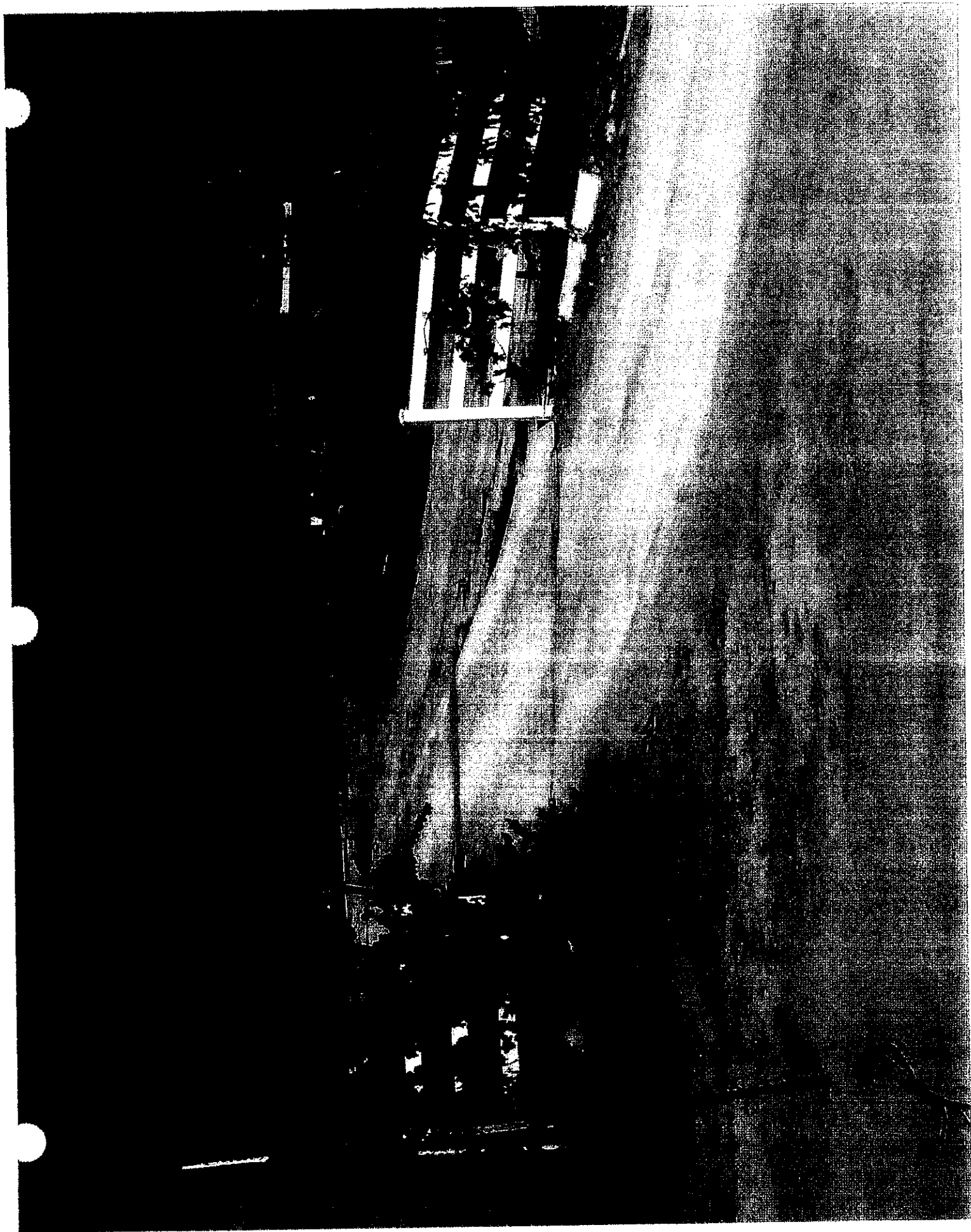








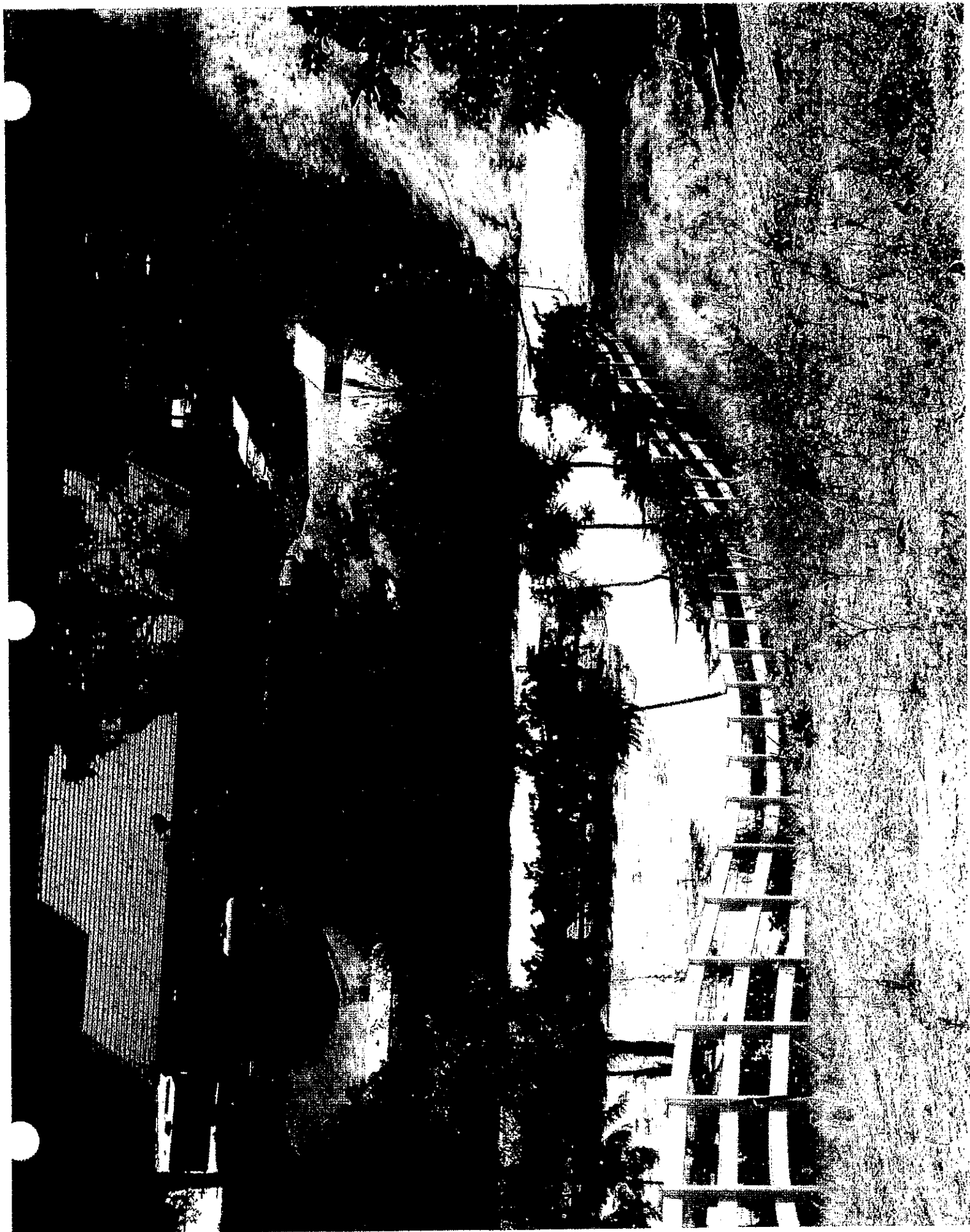


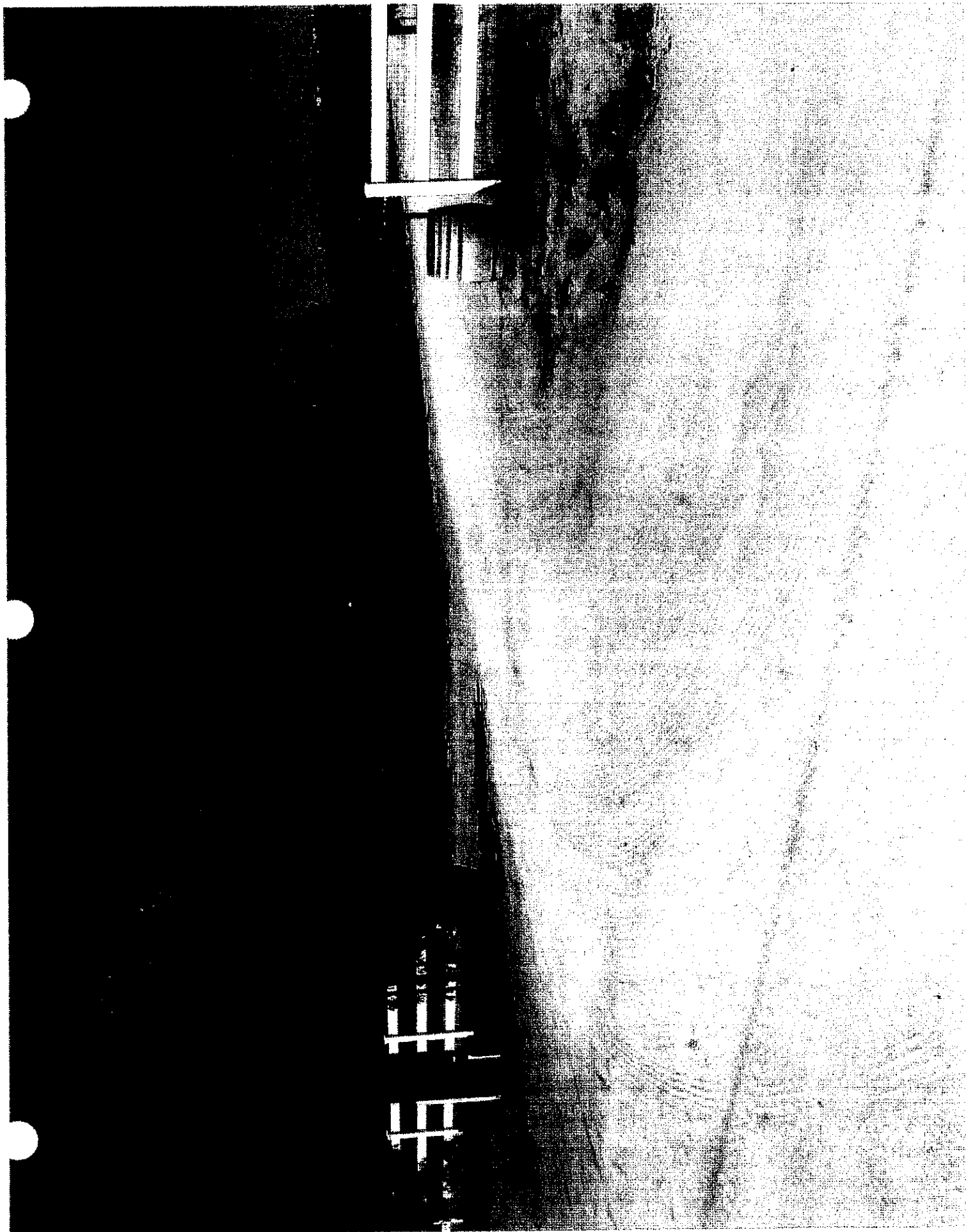


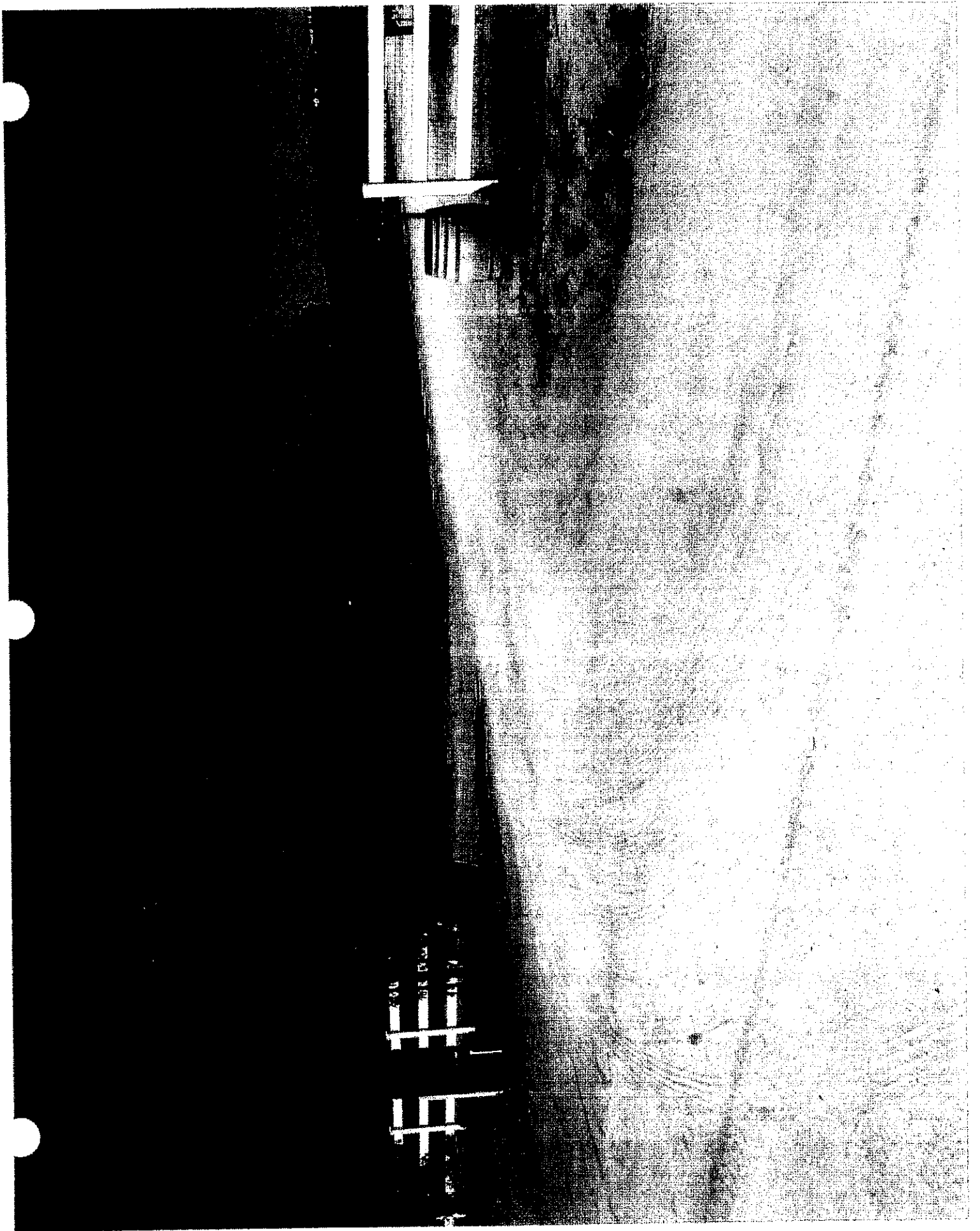


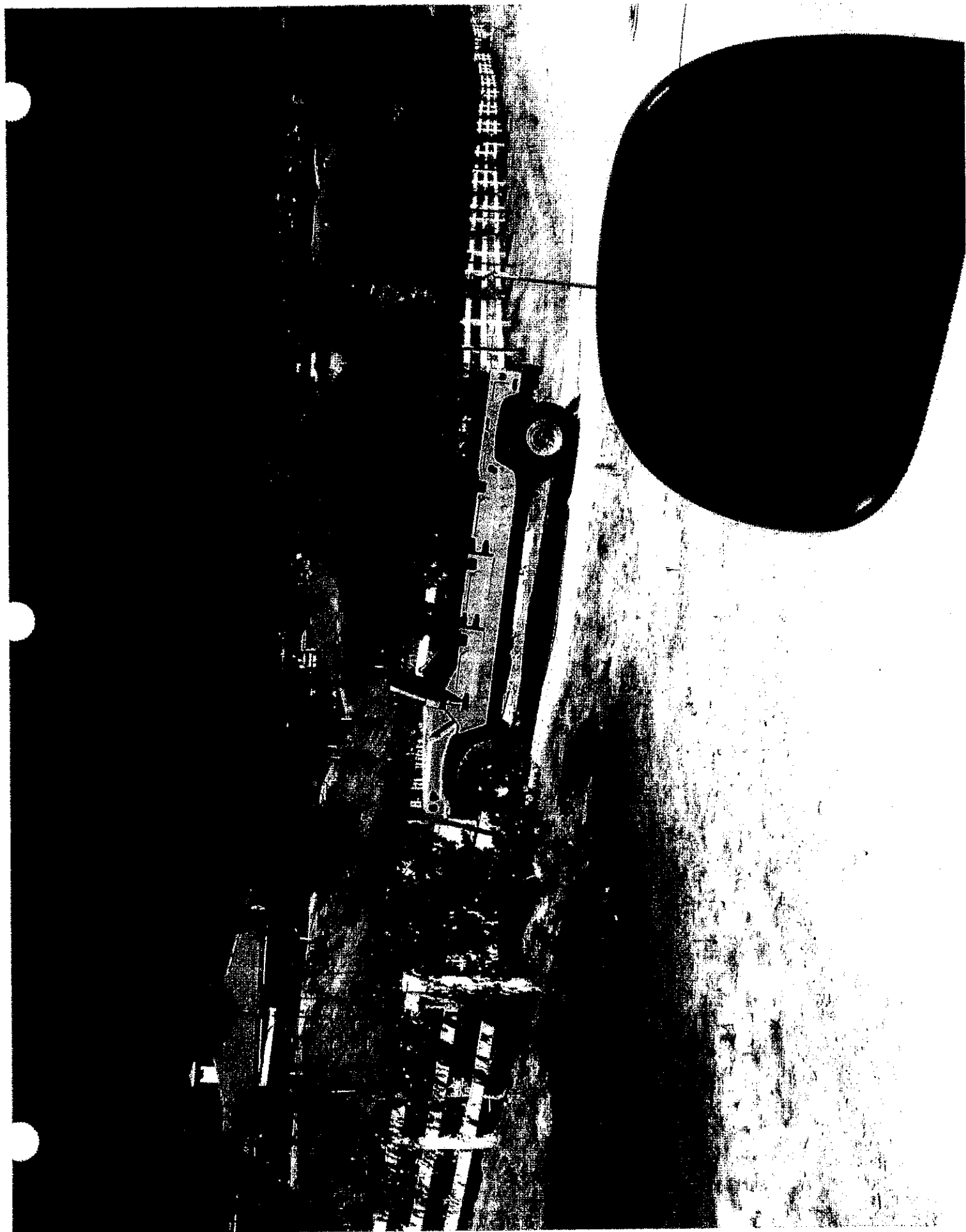












**Agenda Item No.:**  
**Area Plan:** Southwest  
**Zoning Area:** Rancho California  
**Supervisory District:** Third  
**Project Planner:** Kinika Hesterly  
**Directors Hearing:** August 2, 2010  
**Continued From:** July 26, 2010

**Plot Plan No.** 23896  
**E.A. Number:** 42098  
**Applicant:** Ron Vergilio Designs  
**Engineer/Representative:** Ron Vergilio  
Designs

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT**

### **ADDENDUM STAFF REPORT**

#### **PROJECT DESCRIPTION:**

At Director's Hearing on August 2, 2010, special events for the project were reduced from 50 to 25 special events allowed per year.

#### **INFORMATIONAL ITEMS:**

As of this writing, two (2) letters, in opposition to the project and a list of signatures in support of the project have been received.

- a. On July 28, 2010, an e-mail expressing concern was received from Michelle Mae Dimitro Fisher, neighbor.
- b. On July 31, 2010, a letter of opposition was received from Richard and Diane Blass, neighbors.
- c. At Director's Hearing on August 2, 2010, a list containing signatures in support of the project was provided to staff.

KH:kh

Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\8.02.10 DH\Addendum Staff Report.8.02.10 DH.PP23896.docx  
Date Prepared: 8/03/10

## Hesterly, Kinika

---

**From:** Michelle Mae Dimitro Fisher [chellefish92260@yahoo.com]  
**Sent:** Wednesday, July 28, 2010 2:10 PM  
**To:** Hesterly, Kinika; M m dimitro Fisher  
**Cc:** Stone Veneers Installation Bill & Lori; Debbie nF; Robinson, Bob; Tem Deb Allen; TwR; DENISE TIM STROM; barley and hops Tem  
**Subject:** Fw: Plot Plan # 23896 re: 40050 De Portola Rd & 39788 Camino Arroyo Seco Temecula

Hi Danica,

**Thank you for taking the time to talk with me.** I appreciate the fact that I get to voice my opinion and I am thankful the meeting has been continued to August 2nd at 1:30 pm on the 12th floor 4080 Lemon Street Riverside.

I do have some major concerns regarding what is planned for my neighbors property which is adjacent to my home.

I have lived at my home since 1985-87; at that time my parents purchased the property because they loved the peaceful rural setting; the quietness; the solitude and the endless views of the countryside plus the ability to have a farm which they could maintain themselves.

I am impressed with what has been happening to this area; I love the fact that I do not have to drive 18 miles to the nearest grocery store or eating place.

I however have concerns and I'm troubled by what impact this increased traffic, noise, dust, and pollution will affect my quality of living and upkeep on my home and property.

IT MAKES ME NERVOUS TO THINK, ONE OF MY ANIMALS COULD GET OUT. It gives me anxiety to think that SOMEONE DRIVING on the dirt road next to my home ISN'T GOING SLOW ENOUGH; OR the car in-front kicked up enough dust (to blur the vision and they can't see safely) OR they aren't PAYING ATTENTION so THAT ONE OF MY three MINIATURE WIENER DOGS that JUST WALKED OUT - ONTO THE DIRT ROAD; gets HIT AND/OR RUN OVER. I have other animals as well. But that could ever happen with me turning into my own gated driveway; theirs to much dust that blurs the vision and I get rear-ended.

**Just thinking of the traffic, noise, and DUST is getting me all keyed-up!**

All of that will be destroying my views, the peacefulness, and quality of living where I will have to clean more due to the fact of more dust and traffic along a dirt road.

The sound will not be of the same tranquil setting; breathing will be affected because there will be constant dust in the air; I do have asthma and allergies; so this will not help my health. I can't even stand when the Corona's are picking their grapefruit grove behind my house because of the dust it stirs and the noise the trucks produce.

I have plans of getting a spa and pool but the upkeep would be horrendous with the more dust and dirt floating in the air.

I would like to adopt a child or if I could, have a child of my own but would hate for the child to be playing in the yard and run out into the street chasing a ball and get hit.

My site-line of what I see and notice from standing on my property will differ due to the spoiling of the dust and dirt in the air and due to the vehicles and buses that will be going up and down the dirt road besides my home. I don't want my views and quality of living encumbered.

**My thoughts are - what can be done, to solve these problems?**

For visibility, air quality, cleanliness and safety: get rid of the dust and dirt;

have extra fencing along each side of the roadway that follows the Camino Arroyo Seco road to allow for people to turn-in safely or stop safely within the two fences or so people can ride horses or walk safely within the two fences adding this fence would prevent someone from accidentally hitting you or running into you;

along the original fencing along Camino Arroyo Seco to help keep down the dust under control -&/or-help keep a well- maintain and well-manicured/groomed look; plant, a plant that has a nice green leaf, that's very hardy in hot or cold weather and can help maintain the dust and dirt from floating around; and these shrubs/trees can grow tall but can be topped nicely; for the manicured look which will help keep from view the added traffic. The shrubs would also help keep down noise. Maybe these hardy evergreen shrubs are called Privet trees/shrubs or maybe Fica tree/shrubs; I don't know the name; but I know there are hardy plants out there that can be used. landscap  
provided

a solid-block wall along the road will help keep down the dirt, noise, dust, and keep away the distraction of buses and vehicles pulling up to the winery and driving along the roadway next to my home plus it would help keep animals and people in or out.

This would help with safety and keep the area aesthetically pleasing and easier to maintain.

**adding to the above paving the road; rather than keeping it dirt will help with the air-quality, safety, noise, dust and dirt and maintenance.**

I don't want vehicles to drive fast; so perhaps some long squared speed bumps could help with the speed issue.

This is my main residence; **I don't want the quaint, safe, and slow countryside with beautiful views to go away and be blocked forever by traffic, people, noise, speeding and the line of site being destroyed because of all the vehicles coming and going, along with pollution, dust and dirt.**

This means a lot to my emotions; my quality of living and my living conditions. **The traffic, noise, dirt and dust must be blocked-out. That is detrimental in keeping the balance between the peacefulness of living in the country with the growth of the nearby wineries** along with the economy which those wineries are supposedly helping Riverside County to produce and generate.

**I believe if you utilize my suggestions mentioned above; I anticipate everyone will be very pleased with the outcome.**

Sincerely, Michelle  
resident of 40050 De Portola Rd adjacent to 39788 Camino Arroyo Seco

PS. Please let me know if I need to be present to present these concerns or if this email will do. Thank you again for getting in touch with me.

Ppss. If I spelled your first name wrong; I am so sorry.

Richard C. & Diane M. Blass  
40125 De Portola Road  
Temecula, Ca. 92592  
951-302-9196

July 31, 2010

County of Riverside Planning Department  
Attn: Kinika Hesterly  
PO Box 1409  
Riverside, Ca 92502-1409

RE: Masia de Yabar Winery ( Plot Plan # 23896)

To Whom It May Concern:

My wife and I live directly across the street from the above winery. We estimate our house is about 300 yards from the winery tasting room/entertainment area. We purchased our house in January 2007, and for the last 2 years, we have seen a steady increase in traffic and noise emanating from this winery. Almost every Saturday and Sunday, from about noon until 9:00 PM music blasts from their hillside. We have actually stood inside our front gate and clearly listened to wedding vows being exchanged during nuptials. Our daughter often works an early morning shift at her place of employment and tries to take a nap when she gets home around noon. It is sometimes impossible for her to do so when the music is blasting. Last weekend, with the air conditioner on, all the windows shut, and our bedroom being in the back of the house, I was still not able to get sleep in the early afternoon after working all day and riding my horse. We have even had motorcycles and cars park in our driveway!

We really have no problem with the winery having a tasting room and cultivating their grapes. We do however, have a real problem with our inability to enjoy a quality of life we envisioned when **we purchased this house prior to the winery's existence**. We expect some peace and quite which, we believe, is our right. Many of our neighbors have called the police in the last two years because of the noise and from now on we will also be calling them. The noise problem is terrible and needs to be addressed.

Additionally, the value of our house has decreased approximately 35% during the last 3 years due to the economy and prevailing market conditions. Now, if we were to try and sell our house, we know that the noise from the winery every weekend would have an effect on any "open house" we would have and highly discourage many potential buyers from wanting to purchase this house, further increasing our losses.

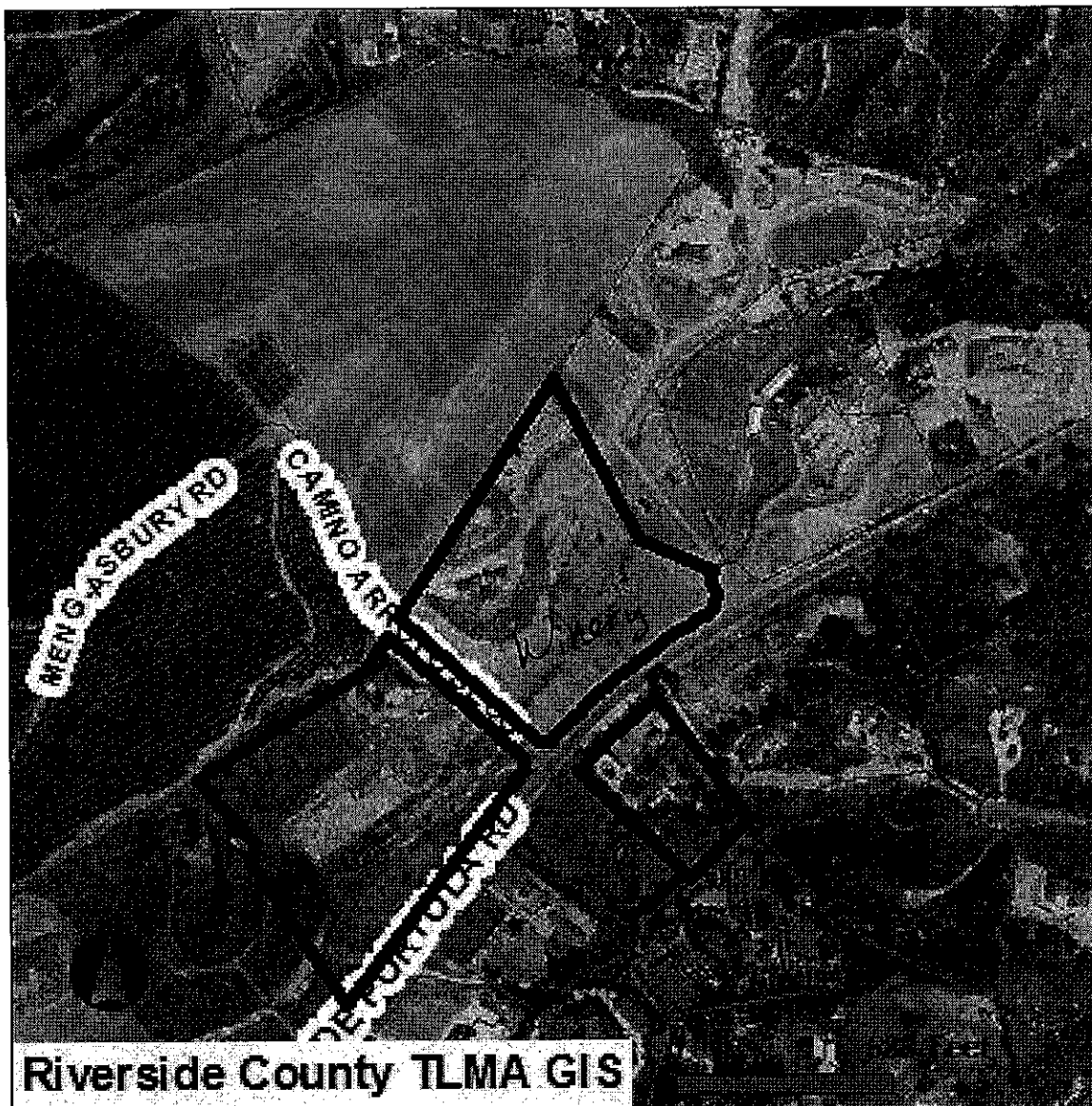
Please review this request. This winery is not permitted to have amplified music. They are violating this code and injuring my family and our community. We hope to be able to attend the August 2<sup>nd</sup> meeting at which time we will be glad to answer any questions you may have.

Thank you,

Richard C. Blass

Diane M. Blass

## RIVERSIDE COUNTY GIS



## Selected parcel(s):

941-050-018 941-100-002 941-170-009

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Aug 02 10:24:43 2010

Version 100412

# *Masia de Yabar Winery*

*Monday thru Friday  
11am-5pm*

*Saturday 11am-6pm*

*Sunday 11am-5pm*

*Live Music Saturday & Sunday  
1:30pm-4:30pm*

*39788 Camino Arroyo Seco  
Temecula, CA 92592  
(951) 303-3860*

Petition for Masia de Yabar Winery to have live music on the patio on weekends

Joe Lee 13901 Tustin East Dr APT 127 Tustin CA  
Eric D Garcia 14404 La Fonda Dr, La Mirada, CA 90638  
Rebhorn Gran 24051 Providence Rd, Tem. CA 92591  
Laura Judy 25554 R 37015 Botanical Pl, Murr. 92562  
Amanda Kentler 28379 Saddlecrest Menifee CA 92585  
DIANE KUCERA 41801 CARLETON WAY TEMECULA, CA 92591  
Shawna Nason 1113 Peppis Hill Rd. San Bruno, CA 92404  
Gabriel Friaoli 3028 Muscupiahe Dr San Bruno CA 92405  
Yvette Fernandez 7545 KENKLOD PL. Rancho Cuc. CA. 91739  
ANTHONY FERNANDEZ 7545 KENKLOD PL. R.C. CA 91739  
DAN SANAMILLO 22720 CANYON LAKE DR S CANYON LAKE 92587  
ANITA ALVARADO 27550 PENNSANCE CIR. MENIFEE CA 92684  
Christine Markner Irvine CA 92620  
Angel Garcia Irvine / CA 92620  
Tim Pearce 23778 Silverwood St Murrieta CA 92562  
Phil Pearson 44411 Hanstead Ave. Lancaster CA 93535  
K. Mehraji 11 Lynoos Newport Coast CA 92659  
Joel Pearce 23778 Silverwood Way 92562 CA  
Carmella Walsh 6838 Seaside St, Lancaster CA 93536  
Melissa McKnight 45003 Silver Rose St Temecula CA 92592  
Lina Borak 1707 Aldersgate Rd Englewood CA 92024  
Casandra Camacho 3227 Lincoln Ave Apt 9 SD, CA 92107  
David Keogh 8115 Regents Rd, #151 San Diego CA 92122  
Lisa Eyal 4280 Lerma Dr. S.D. CA 92115  
Brian Cobb 817 69th Street San Diego CA 92114  
WENDY ROBERTS 64 SANBENITO LAKES RANCH, CA 91694  
Joe Stewart 13 Dominguez St Aliso Viejo, CA 92656  
DEANNA BAKER 13 Dominguez St Aliso Viejo CA 92656  
Nicole Stewart 13 Dominguez St Aliso Viejo CA 92656  
CONCHA BAKER 15 Dominguez, Aliso Viejo CA 90656  
Carlton Fagan 37605 Via Delos Arboles Tem. CA 92592  
JOSH TREES 37645 VIA DE LOS ARBOLES 92592  
CHIZUKO DEANE 37550 AVENIDA BRAVURA 92592  
Robert Deane 37550 Avenida Bravura, GlenOak Hills, Temecula  
DENNIS KRAWITZ 31327 McARTNEY Dr., WILMISTON, CA 92591  
Viora HENZELMANN 42568 Tolent St Temecula CA 92592  
Nancy Bradler 24160 Trousdale Murfreesboro CA 92562  
Wendy Sykes 44601 Ashbury Pl Temecula 92592  
Nadine Labrean 5531 Gregory Ave Whittier, CA 90601  
Alana Tauscher 12916 E. Alameda Pocatello, ID, 83201  
Kerry Lynn Barnes 32271 Camino Verde Temecula, CA 92592  
William C. Harvey 3875 #30 Visto Campaño St Osoyoos, CA 92057  
BRIAN DE CESARIS 24050 Messerschmidt Blvd, Monrovia Valley CA 92557  
Kevin Baker 11812 Paseo Lucida #2011 San Diego, CA 92128

Petition for Masia de Yabar Winery to have live music on the patio on weekends

IT'S A MUST! BIANCA N WAYNE PARDUE 13255 DUNROBIN AVE.  
♥ THE MUSIC!!! DOWNEY, CA 90242 562 803-0360

Beautiful music! Vicki Theroux 12728 Glynne Downey, CA  
KEEP THE MUSIC! EARL PARDUE 13255 DUNROBIN DOWNEY CA 90242

Maria Wiedt 2527 Lynnda Ln Fallbrook 92028

HUGO WIED 2272 CREST HILL LN. FALLBROOK 92028

CHRISTEL WIED " " " " " "

DAN BATTO 32605 FAJARA DR. TEMECULA 92592

Ama Batto " " " " " "

J. L. CUSIMANO 144 AMIGOS WY FALLBROOK 92028

Jaime Cusimano " " " " " " 92591

Alma & Harvey Lyon 31510 Champions Cir Temecula

MARIA GOMEZ 3270 WINDFIELD AVE. LA VERNE, CA 91750

Ana Janet DeVork 3270 WINDFIELD AVE LA VERNE CA 91750 -

LAUREN NAJDA 60 Port Street, Ca 92679

ANTONIO ZARAZUA 8 MONTELLIER ST CA, 92077

Jeanne Kline 7206 Lindey Terrace C 92008

Ramsey Naja 13075 Newport Rd C 92545

Zee Naja 4121 Captian Hill StC. 92676

GEORGE ADAMS 3700 E. 74 St, YB, CA 90804

Debra Wep 22445 Reant Ave Longita Pines CA 90717

Mike Adams 1495 Indian Hill Pahrump CA 91767

EMMA PLANIS 8393 PENNYOR, RIVERSIDE, 92503 IT'S NOT THE SAME!

BRING IT BACK OUTSIDE

George Caipo 42641 Denvax Ct. Temecula, CA 92592

Luis Sosa 2350 N Farrell Dr Palm Springs Ca 92262

Monica Sosa 2350 N Farrell Dr. Palm Springs CA 92262

William Caipo 332 West Falls Dr. E. Palm Springs, Ca 92261

Lebra Belas 41490 Via Del Toronjo Temecula CA 92592

Brad Belas " " " " " "

Jamie Bowler 33317 Via Chapparo Temecula CA 92592

Calvin Bowler 33317 Via Chapparo Temecula CA 92592

Janet Bowler 34880 Rombo Rd Hemet, CA 92544

Julie A. Bell 40302 Kohinoor Way Temecula CA 92592

♥ "D" MUSIC! 40293 Bullseye Lane, Temecula

HECTOR MIRONDA 33320 NICHOLAS CYN 92592

THIS IS PART OF MY LIFE KEEP IT Elena Pantora 41770 Margarita Rd

THIS IS WHAT KEEPS IT ALIVE... rhovachelle@qwest.net

MUSIC & great - We love it... LUPLO2@yahood.com

WHOA! wale@xofproduce.com

Maria adds so much! Becca Miller 600 S Olive Ave. La Habra, CA 90631

Amanda Churny 13901 Tustin Ecst Dr Apt 127 Tustin, Ca

Petition for Masia de Yabar Winery to have live music on the patio on weekends

Michelle Cornelius 11812 Paseo Lucido #2011 San Diego 92128  
Howard Kolar 38290 High Pointe Lane Murrieta CA 92573  
DALE ALDRIDGE 31943 Leigh Ln Temecula CA 92591  
David CASCARINI 29060 Calle Del Buho Murrieta 92563  
JAYNE ALDRIDGE 31943 LEIGH LN. TEMECULA, CA 92591  
NANCY CASCARINI 29060 CALLE DEL BULO, MURRIETA, 92563  
FRANK WESSIA 38201 ANDROS TEMECULA CA 92592  
Kanelle Wall 41766 Niblick Rd Temecula CA 92591 Kanelle Wall  
Bob Wall 41766 Niblick Rd Temecula, CA 92591 Bob Wall  
CRISTINA BOULLON 26370 Palm Tree Lane Murrieta CA 92562 C. Boullon  
Gloria Boullon 46676 Corte Albana Murrieta, CA 92562 Gloria Boullon  
Teresa Mazurek 41929 Vardon Dr, Temecula CA 92591 Teresa Mazurek  
Teri Randall 37900 Rio Rd. Tem. CA 92592 Teri Randall  
MIKE SHIRLEY 37900 RIO RD TEN  
RAY AMSLER 33240 SUNKISSY LE CA 92530 Ray Amsler  
JENNIFER FLOOD 3109 WARDEN GLEN ESCONDIDO CA 92027 Jennifer Flood  
Stephanie Sawyer 29738 MANDINA DR ESCONDIDO CA 92026 Stephanie Sawyer  
Rick PATESON 2350 FAIRBROOK LANE ESCONDIDO CA 92027 Rick Pateson  
ARIZ ABBASI 3109 WARDEN GLEN ESCONDIDO CA 92027 Ariz Abbasi  
Michael Colpa 25677 Rydmar Rd San City CA 92586 Michael Colpa  
Kenneth Hammett 3725 Mountain Ave San Diego CA 92104 Kenneth Hammett

Agenda Item No.: **4.4**  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Directors Hearing: August 2, 2010  
Continued From: July 26, 2010

Plot Plan No. 23896  
E.A. Number: 42098  
Applicant: Ron Vergilio Designs  
Engineer/Representative: Ron Vergilio  
Designs

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Plot Plan No. 23896** proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars. 50 special events shall be allowed per year with a maximum of 144 guests. The events shall take place both inside and outside of the winery building. No outside amplified music will be allowed. The tasting room shall be closed during special events with over 65 guests.

Special events are allowed between the hours of 10:00 a.m. to 6:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.

The project site is located in the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

### BACKGROUND:

There is currently one open and active Code Violation case on the project site, which was issued for an illegal land use. The planning application was filed with the Riverside County Planning Department on November 28, 2008.

### FURTHER PLANNING CONSIDERATIONS:

On July 26, 2010, the Planning Director continued the project to review conditions regarding the hours of operation and noise that may generate from the site. This request was made as a result of complaints made by two (2) local residents in attendance at the hearing.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture: Agriculture (AG: AG) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south. |
| 3. Existing Zoning (Ex. #2):                   | Citrus Vineyard (C/V)   |
| 4. Surrounding Zoning (Ex. #2):                | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard – 10 Acre Minimum   |

W

- |                                   |   |
|-----------------------------------|---|
|                                   | (C/V-10) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.                                   |
| 5. Existing Land Use (Ex. #1):    | Existing winery, tasting room and special event facility  |
| 6. Surrounding Land Use (Ex. #1): | Single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west.                 |
| 7. Project Data:                  | Total Acreage: 10.4 gross<br>Total Building Square Footage: 6,983<br>Total Parking: 72 standard including 3 limo spaces and 1 bus space |
| 8. Environmental Concerns:        | See attached environmental assessment   |

#### **RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42098**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **PLOT PLAN NO. 23896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard (C/V) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings , and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery, tasting room and gift shop, is a permitted use in the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south.
4. The zoning for the subject site is Citrus Vineyard (C/V).
5. The proposed use, a winery, tasting room and gift shop, is a permitted use, subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed use, a winery, tasting room and gift shop, is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard (C/V) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42098 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Noise
  - d. Recreation
  - e. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City sphere of influence;
  - b. A High Fire Area;
  - c. A WRCMSHCP Criteria Cell;
  - d. A Specific Plan;
  - e. A Fault zone;
  - f. A General Plan Overlay;
  - g. A Redevelopment area;

- h. An Agricultural Preserve; or,
  - i. An Airport Influence Area/Zone.
3. The project site is located within:
- a. The Community of Rancho California;
  - b. The Southwest Area Plan;
  - c. The Third Supervisorial District;
  - d. The Agriculture (AG) (10 Acre Minimum) Land Use Designation;
  - e. The Citrus Vineyard (C/V) Zoning Classification;
  - f. The Citrus Vineyard Rural Policy Area;
  - g. Ordinance 659 (DIF) Fee Area and subject to mitigation fees;
  - h. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees;
  - i. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees;
  - j. The Temecula Valley Unified School District;
  - k. The Rancho California Water District;
  - l. The Santa Margarita Watershed;
  - m. The SKR fee area Ord. 663.10;
  - n. An area subject to moderate liquefaction;
  - o. An area susceptible to subsidence;
  - p. Lighting Ordinance 655 Zone B, 15.22 miles;
  - q. County Service Area 149; and,
  - r. An area with High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 941-100-002.
5. This project was filed with the Planning Department on November 25, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 1/08/09, 7/09/09 and 1/07/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$23,955.16.

## RIVERSIDE COUNTY GIS



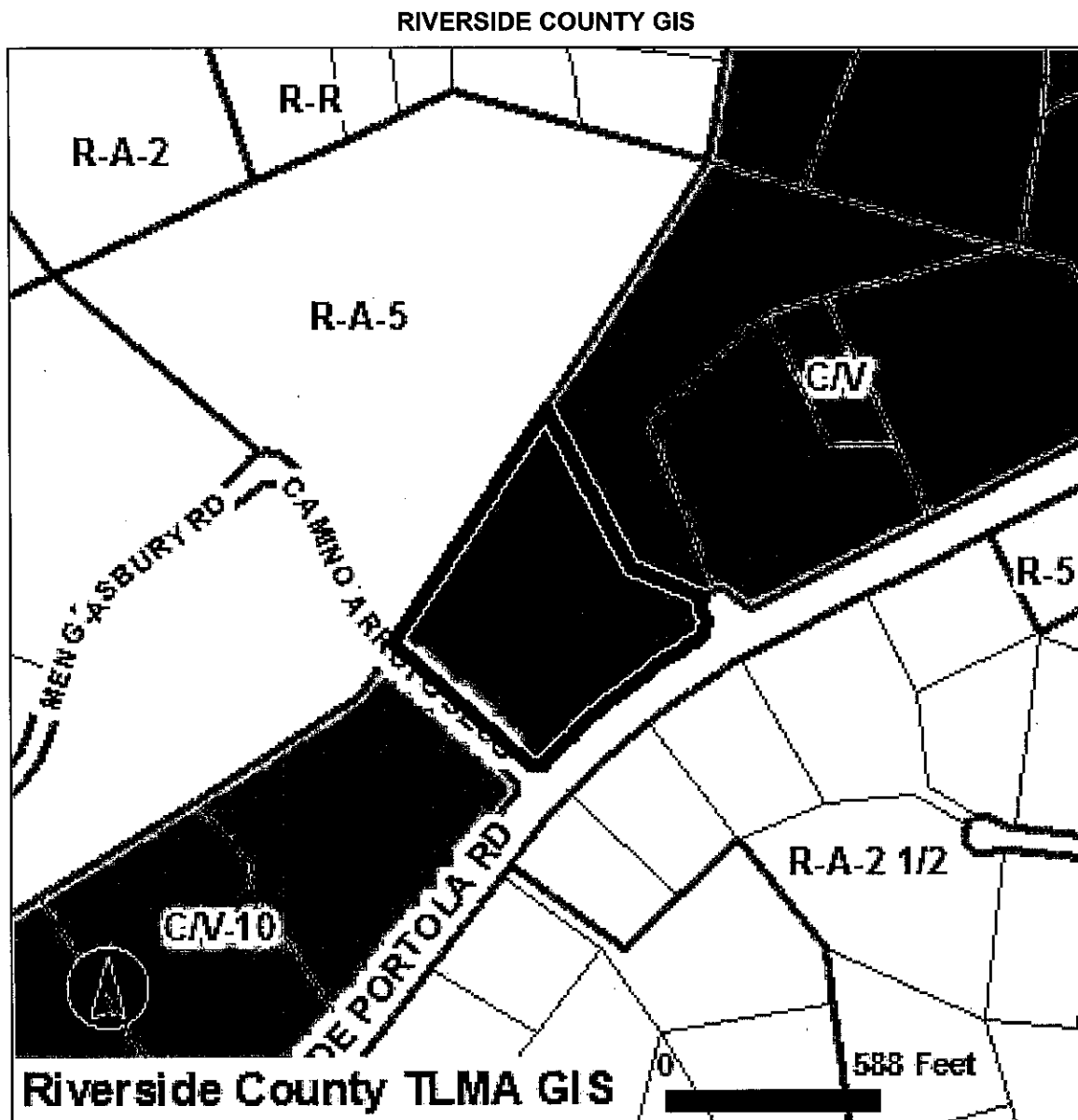
Selected parcel(s):  
941-100-002

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412



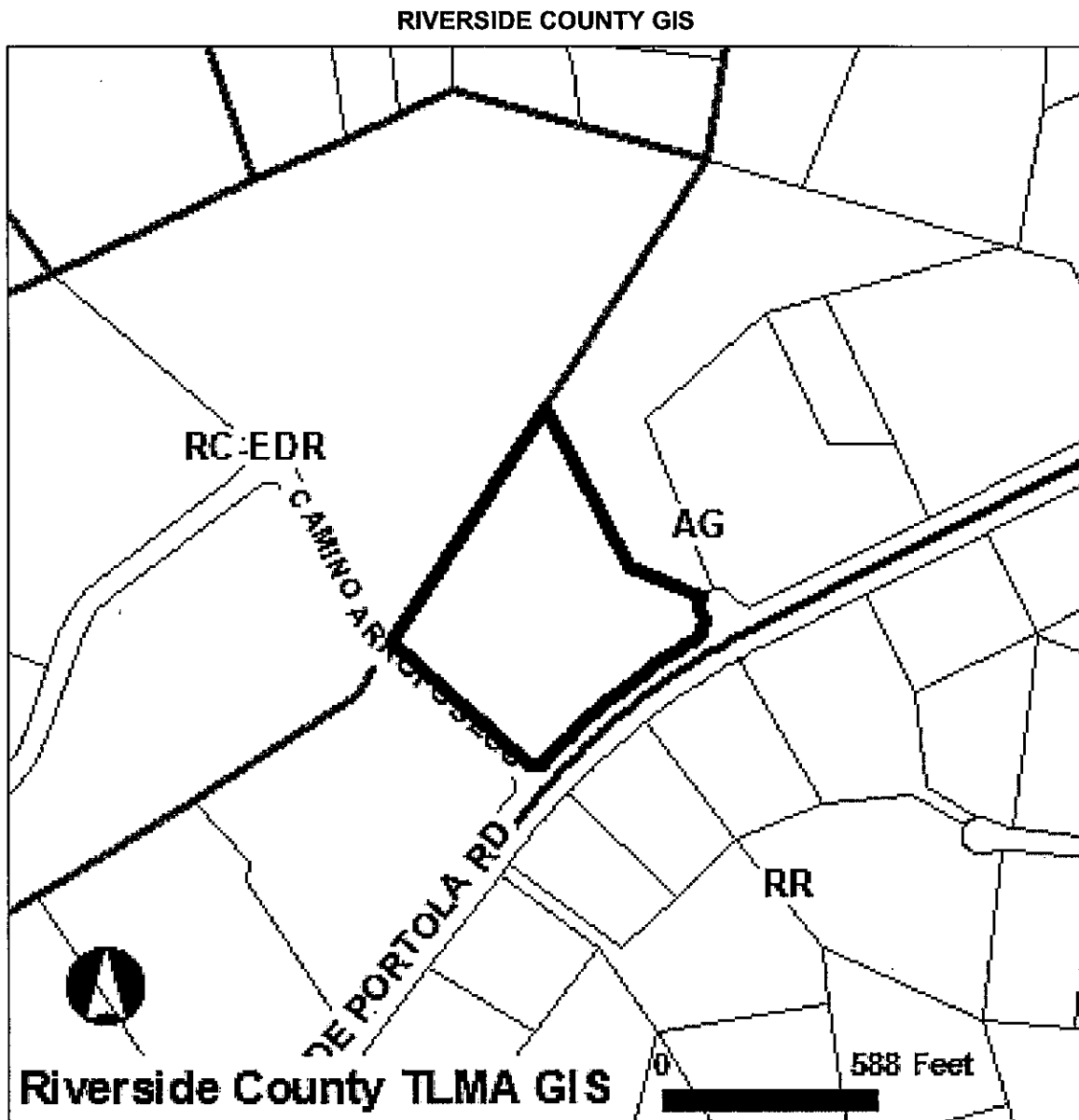
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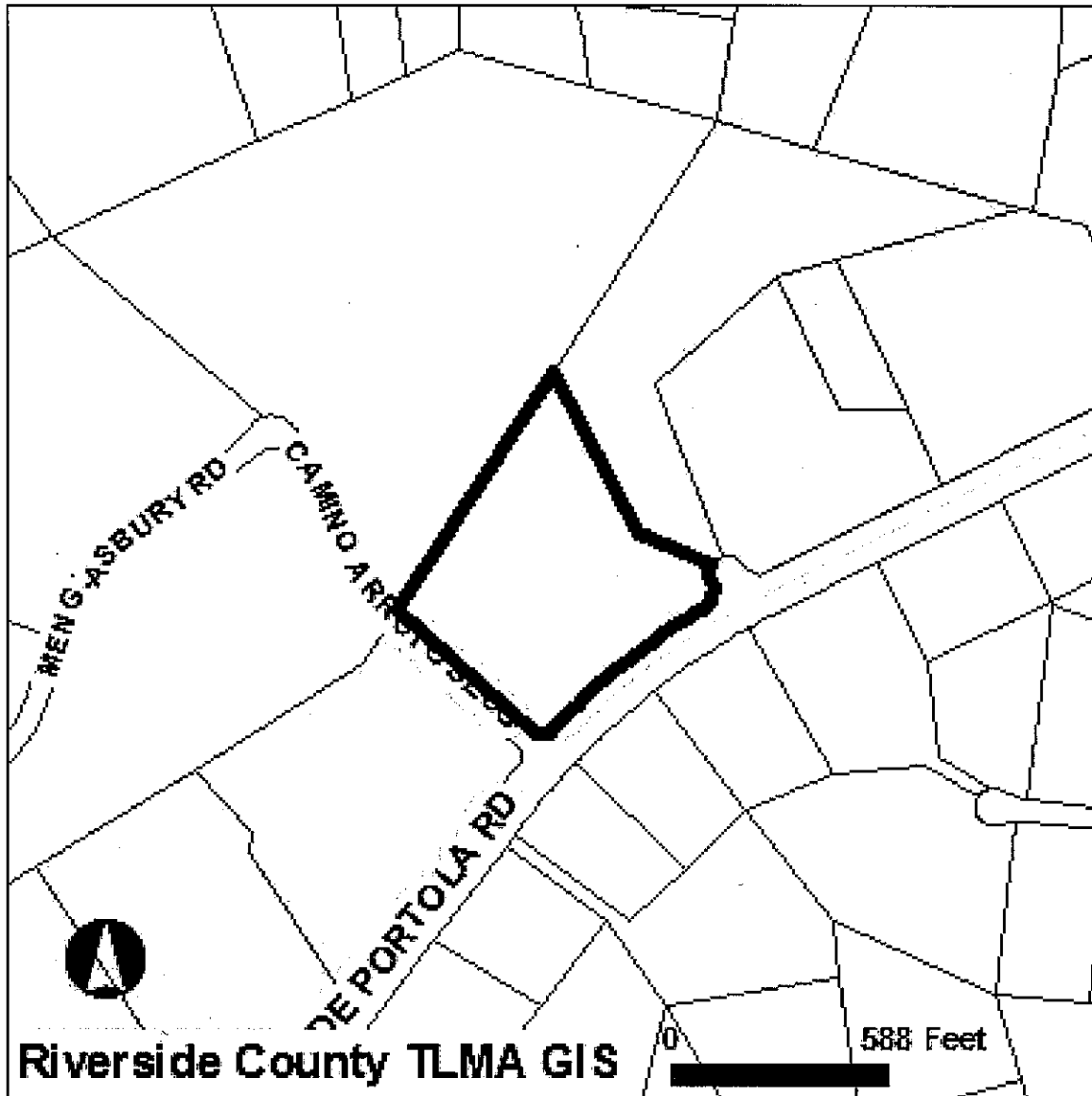
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Version 100412

## Citrus Vineyard Rural Policy Area



Selected parcel(s):  
941-100-002

**\*IMPORTANT\***

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Version 100412

Citrus Vineyard Rural Policy Area

REVISIONS	DATE	BY	CHK
1	11-1-03	REV	
2	11-1-03	REV	
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**PROJECT DATA:**

LEGAL DESCRIPTION: LOT 2713, IN THE COUNTY OF INYER, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN BOOK 155, PAGE 155, OF THE PUBLIC RECORDS OF INYER COUNTY, CALIFORNIA.

ASSESSORS PARCEL NO.: 041-00402-8

TOWNSHIP/RANGE: 17S/10E S/4

GENERAL PLAN/LAND USE: AGRICULTURAL

ZONE: C-1

PROPOSED USE: RESIDENCE

EXISTING USE: RESIDENCE

CONSTRUCTION TYPE: 10 (SINGLE-FAMILY)

TOTAL BUILDING AREA: 1,000 SQ. FT.

TOTAL LOT AREA: 1.14 ACRES

EXISTING LOT: 1.14 ACRES

PROPOSED LOT: 1.14 ACRES

PARKING SPACES REQUIRED: 10

BUSINESS (1000) = 10 SPACES

RETAIL (1000) = 10 SPACES

PROPOSED (1000) = 10 SPACES

TOTAL SPACES: 10 SPACES

STANDARD SPACES: 10 SPACES

MINIMUM SPACES: 10 SPACES

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**MASIA DE YABAR**

39788 Camino Arroyo Seco  
Temecula, CA 92592  
951-316-4714

OWNER: SALVA FLORES YABAR & WILHELM YABAR  
39788 CAMINO ARROYO SECO  
TEMECULA, CA 92592  
951-316-4714

APPLICANT: RON VERGILIO CONSULTANTS  
39788 CAMINO ARROYO SECO  
TEMECULA, CA 92592  
951-316-4714

NOTE:

1. LAND IS NOT SUBJECT TO LIQUEFACTION, GEOLOGIC HAZARD AND IS NOT IN A SPECIAL STUDIES ZONE.
2. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
3. GRADING PERMIT NOT REQUIRED (UNDER 50 CUBIC YARDS)
4. THERE ARE NO EASEMENTS IN SUBJECT PROPERTY.

INDICATES OUTDOOR IMPLICATIONS

OWNER: SALVA FLORES YABAR & WILHELM YABAR  
39788 CAMINO ARROYO SECO  
TEMECULA, CA 92592  
951-316-4714

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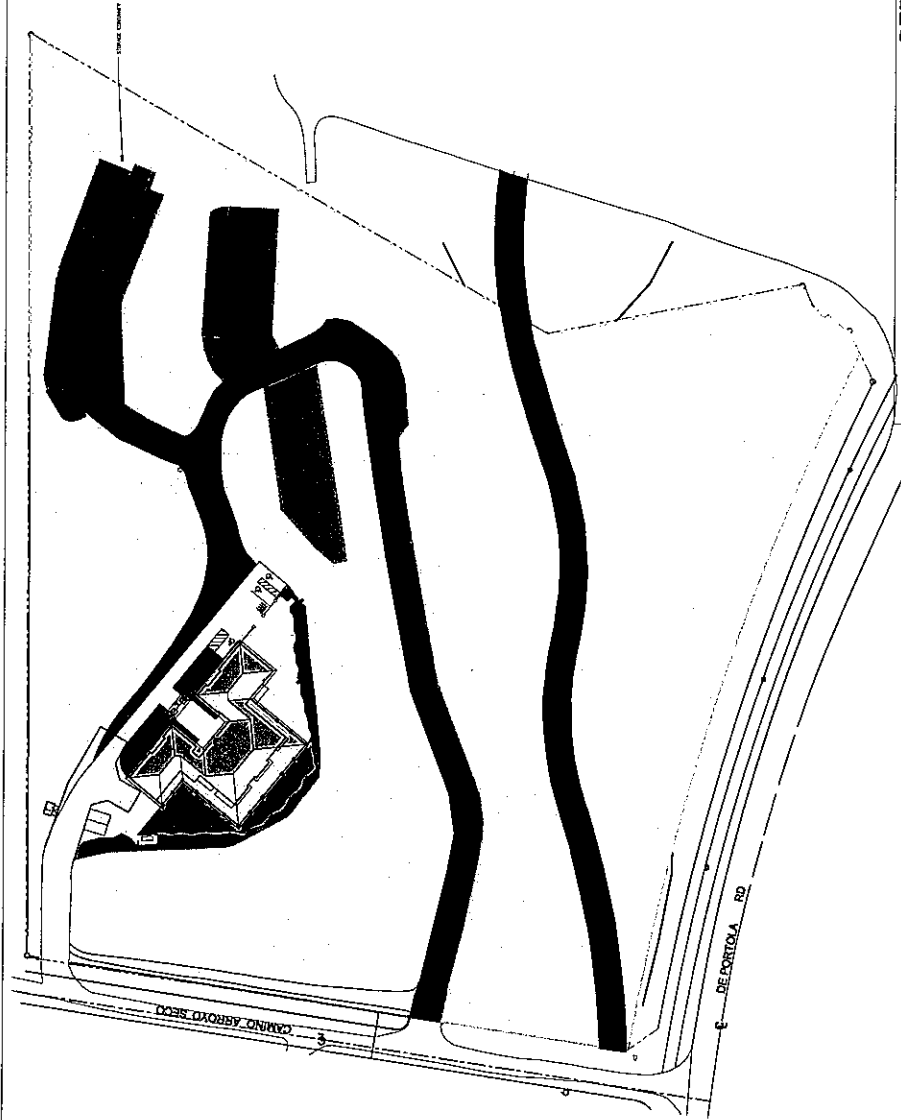
INDICATES OUTDOOR IMPLICATIONS

**SITE PLAN NO. 23896**



**VICINITY MAP**

2008 THOMAS MAP  
PAGE: 230 / 707



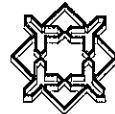
GRAPHIC SCALE



1 INCH = 100 FT.

## MASIA DE YABAR WINERY SITE BREAKDOWN PLAN

PERCENTAGE BREAKDOWN				
SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	450,846 S.F.	10.35 ACS.	
	SITE NET	401,187 S.F.	9.21 ACS.	100%
	NON DISTURBANCE	13,504 S.F.	.31 ACS.	
	ADJUSTED NET	387,684 S.F.	8.9 ACS.	
	BUILDINGS	9,564 S.F.	.2 ACS.	2%
	PARKING & DRIVEWAYS	72,541 S.F.	1.6 ACS.	18%
	EXISTING LAWN	10,212 S.F.	.24 ACS.	3%
	PLANTING	7,443 S.F.	.17 ACS.	2%
	VINEYARDS	291,610 S.F.	6.69 ACS.	75%



**ALHAMBRA GROUP**  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
\*1539 Emergent Circle North, Suite C  
Torrance, CA 90506 (310) 294-0032 FAX 294-4003

1. Individuals and companies need to find the right fit for any given situation, taking into account the company's needs and the individual's needs.



### INTERIOR LANDSCAPE REQUIREMENT

ALL OTHERS SHALL BE SUBMITTED BY AIR MAIL TO THE SECRETARY OF THE ARMY, WASHINGTON, D. C. 20315, WITHIN 10 DAYS OF THE DATE OF THE ADVERTISEMENT. THE SECRETARY OF THE ARMY SHALL BE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE ADVERTISEMENT.

SITE ADDRESS  
28758 CAMINO ARROYO ST.[illegible]

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42098  
**Project Case Type (s) and Number(s):** Plot Plan No. 23896  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Ron Vergilio  
**Applicant's Address:** 508 S. Smith Ave, Suite 206, Corona, CA 92882  
**Engineer's Name/Address:** Same as applicant

### I. PROJECT INFORMATION

#### A. Project Description:

**Plot Plan No. 23896** proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars. 25 special events shall be allowed per year with a maximum of 144 guests. The events shall take place both inside and outside of the winery building. No outside amplified music will be allowed. The tasting room shall be closed during special events with over 65 guests.

Special events are allowed between the hours of 10:00 a.m. to 6:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.

The project site is located in the Rancho California Community of the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

**B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

**C. Total Project Area:** 10.4 Gross Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 10.4	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 10,780	<b>Est. No. of Employees:</b> 5
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 941-100-002

**E. Street References:** The project site is located northeasterly of De Portola Road and Camino Arroyo Seco.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 20, Township 7 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently consists of a winery and vineyard. Elevations range

from 1,588 to 1,664 feet above sea level. Vegetation on the project site consists of vineyards and non-native grassland between the vineyard rows; no patches of native habitats are present on the project site. Surrounding land uses include vacant land and vineyards to the north, single family residences on large lots to the east, west and south and wineries to the west.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
- 2. Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The project does not impact housing.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest Area Plan

**C. Foundation Component(s):** Agriculture

**D. Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture to the east and west, Rural to the south, Rural Community to the north
3. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum) to the east and west, Rural Residential (RR) (5 Acre Minimum) to the south, and Estate Density Residential (EDR) (2 Acre Minimum) to the north.
4. **Policy Area(s) and Overlay(s):** Citrus Vineyard Rural Policy Area to the east and west

#### H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Citrus Vineyard (C/V)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard (C/V) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources           | <input type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation              |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic  |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise              | <input type="checkbox"/> Other                              |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        |  |   |

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an

**ENVIRONMENTAL IMPACT REPORT** is required.

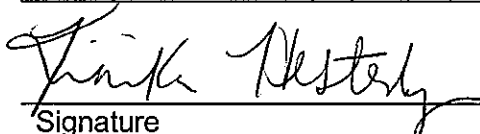
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

May 17, 2010  
Date

Kinika Hesterly, Project Planner  
Printed Name

For Ron Goldman, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: The project site is located at the northeasterly corner of De Portola Road and southeasterly of Camino Arroyo Seco.

a) The project is not located within a designated scenic corridor. There will be no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The design of this proposed winery will be compatible with the existing environmental and surrounding setting, and will, therefore, have a less than significant impact on scenic resources. The project will be developed pursuant to the Citrus Vineyard Design Guidelines and therefore will not create an aesthetically offensive project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located 15.22 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries (COA 10.PLANNING.30). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Description

Findings of Fact:

a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The impact is considered less than significant.

b) The project will introduce a new source of light in the area. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly upon adjoining properties or public right-of-ways (COA 10.PLANNING.3). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located within the boundaries of land designated as Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map. The project will not contribute to the cumulative loss of farmland in the County as the proposed winery is an agricultural use. The impact is considered less than significant.

b) The project site is not located within Rancho California Agricultural Preserve. There will be no impact.

c) The winery is an ancillary use to the vineyard, an agricultural use. Therefore, the project will not cause the development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The impact is considered less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are expected to be minimal from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a winery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, County Biologist

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. There will be no impact.

b-e) The project has the potential to cause a substantial adverse affect on biologically sensitive species that were identified at the project site during the field survey and there is a path of wash that is a part of the biologically sensitive area on site. However, with mitigation, the impact of the project is considered less than significant (COA 20.EPD.1, 20.EPD.2, 20.EPD.3, 60 EPD.1, 60.EPD.2).

g) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impact.

Mitigation: The following conditions must be met within 90 days of project approval and prior to issuance of a grading permit: a deed restriction must be recorded to protect biologically sensitive areas, and fencing plans must be provided and installed to protect biologically sensitive areas (COA 20.EPD.1, 20.EPD.2, 20.EPD.3, 60 EPD.1, 60.EPD.2).

Monitoring: Mitigation Monitoring shall be provided by the Environmental Programs Department during the Building and Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist

Findings of Fact:

a) The project site has been graded for a single family residence and vineyard planting and is currently being used as a winery. According to the records search conducted for the project site, no historic properties have been recorded on the project site.

b) The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) The project site has previously been graded for a single family residence and vineyard planting and grading that occurs will be under 50 cubic yards, which does not require a grading permit. The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. The project will not disturb human remains, including those interred outside of formal cemeteries. The impact is considered less than significant.

d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County GIS, County Geologist

### Findings of Fact:

a) The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. The project is proposing minimal grading as the site has already been graded for the winery. Specifically, the project proposes under 50 cubic yards of grading which will not trigger a grading permit. However, in the event a grading permit is required, the project has been conditioned for a paleontologist to be retained during grading for monitoring purposes (COA 60.Planning.20). This project is considered to have a less than significant impact with mitigation.

Mitigation: The project has been conditioned for a paleontologist to be retained during grading for monitoring purposes (COA 60.Planning.20).

Monitoring: Mitigation monitoring shall occur during the Building & Safety Plan Check Process.

## GEOLOGY AND SOILS Would the project

### 10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County GIS, County Geologist

### Findings of Fact:

a-b) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The potential for fault ground surface rupture on the project site is unlikely. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 11. Liquefaction Potential Zone

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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County GIS, County Geologist

Findings of Fact: According to GIS, the potential for liquefaction is considered moderate, however the County Geologist found that the site would not likely be impacted. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 12. Ground-shaking Zone

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Be subject to strong seismic ground shaking?

Source: Riverside County GIS, County Geologist

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 13. Landslide Risk

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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: County Geologist

Findings of Fact: According to the County Geologist, the potential for a landslide is considered low. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

#### 14. Ground Subsidence

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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County GIS and County Geologist

#### Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Other Geologic Hazards

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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: County Geologist

Findings of Fact: No other geological hazards were identified by the County Geologist. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Slopes

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a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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Source: Building and Safety – Grading Review, Project Application Materials

#### Findings of Fact:

a) The southern portion of the site is relatively flat but the northern portion of the property consists of hilly terrain. The winery and tasting room are existing; although additional parking will be provided. Because the use is existing and minimal additions are proposed, the project is not anticipated to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially change the topography or ground surface relief features. Therefore, the impact is considered less than significant.

b) The project will not create or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain. The impact is considered less than significant.

c) The project should not result in grading that affects or negates subsurface sewage disposal systems. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Building and Safety Grading review, application materials

#### Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The proposed project may temporarily change deposition, siltation, or erosion on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

b) The project may result in any increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Wind Erosion and Blowsand from project either on or off site.**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. A majority of the project site has been graded and no additional construction is proposed. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will produce carbon dioxide from vehicular travel to and from the facility, and use electricity to operate the winery. However, the project will not produce enough GHG emissions from its construction or operation to be deemed cumulatively significant. Also, through compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative greenhouse gas emission impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. The project will not conflict with an applicable plan, policy or regulation adopted to reduce greenhouse gas emissions. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### HAZARDS AND HAZARDOUS MATERIALS Would the project

##### 21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☒ ☐

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Materials

#### Findings of Fact:

a) This project will not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials. The storage or use of significant quantities of hazardous materials is not proposed. The maintenance of vehicles is not a proposed use on this site. If hazardous materials will be used or stored in conjunction with a particular use, established procedures will be provided for Fire Department and Hazardous Materials Department review of building plans and preparation of a business emergency plan.

b) The storage or use of significant quantities of hazardous materials is not proposed. The maintenance of vehicles is not a proposed use on this site. If hazardous materials will be used or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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stored in conjunction with a particular use, established procedures will be provided for Fire Department and Hazardous Materials Department review of building plans and preparation of a business emergency plan. Established construction inspection procedures provide verification that project construction is in accordance with the approved plans. Established Fire Department inspection programs provide a mechanism to monitor and enforce maintenance of approved materials handling improvements and procedures. As such, less than a significant impact is expected.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

### Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Hazardous Fire Area

☐ ☐ ☐ ☒

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

#### Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### **HYDROLOGY AND WATER QUALITY** Would the project

#### 24. Water Quality Impacts

☐ ☐ ☒ ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The site is impacted by a well defined watercourse from the east with a drainage area of 22 acres that may impact the driveway during major storm event. The project will not cause the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The existing wine tasting room is located on higher ground and should be free from ordinary flood hazard. The impact is considered less than significant.

b) The Flood Control District has required a project specific Water Quality Management Plan (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. Prior to occupancy, all structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. These are standard requirements and not considered mitigation pursuant to CEQA.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). There will be no impact.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e-f) The proposed project will not place housing or structures within a flood hazard area. There will be no impact.

g) The project will not otherwise substantially degrade water quality. The impact is considered less than significant.

h) This project proposes BMP facilities that will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Riverside County Flood Control District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. (COA 10.FLOOD RI.6) This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

## 25. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐
☐
☒
☐

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☒
☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐
☐
☐
☒

d) Changes in the amount of surface water in any water body?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

### Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the impact is considered less than significant.

b) Minimal changes to the project site will occur, therefore, because a majority of the project site will remain in its existing condition, the project will not likely increase flow rates on downstream property owners and produce changes in absorption rates or the rate and amount of surface runoff. Therefore, the impact is considered less than significant.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS, Project Application Materials

Findings of Fact:

a) The project site is located on a 10.4-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation.

The proposed project would include a tasting room and special occasion facility, which is consistent with the existing land use designation and zoning classification. Therefore, the impact is considered less than significant.

(b) The project site is not located within a city sphere of influence. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>27. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, and hotels when

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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they are secondary and directly related to the agricultural operation. The proposed project would include a winery and tasting room and special occasion facility which is permitted within the C/V zone; therefore, the project would be consistent with the existing zoning classification.

b) The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south. The properties surrounding the site are similarly zoned with the proposed project's zoning classification. Although the surrounding properties are similarly zoned, some of these properties are currently occupied by single family homes. The project will be compatible with the surrounding properties containing residential uses through the restriction of hours of operation, number of special events and attendees and by prohibiting amplified music to be played outdoors. Therefore, the impact is considered less than significant.

c) Surrounding land uses include single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west. Frangipani Winery and Cougar Winery are located further to the west of the site. The project will be compatible with the surrounding properties containing residential uses through the restriction of hours of operation, number of special events and attendees and by prohibiting amplified music to be played outdoors. Therefore, the impact is considered less than significant.

d) The project site is located on a 10.4-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation.

The proposed project would include a winery and tasting room and special occasion facility, which is consistent with the existing land use designation and zoning classification. The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

e) Surrounding land uses include single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west. Frangipani Winery and Cougar Winery are located further to the west of the site. The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **MINERAL RESOURCES** Would the project

##### **28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact: The project site is not located adjacent to or near a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Highway Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

### 32. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host 25 special events per year that could include large gatherings of people and outdoor music. The impact of these events would depend on the number of attendees in a given crowd and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L<sub>max</sub>. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measure, the project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the road improvements and additions to the building and/or parking. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host 25 special events per year that could include large gatherings of people and outdoor music. The impact of these events would depend on the number of attendees in a given crowd and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db  $L_{max}$ . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measure, the project will have a less than significant impact.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

**Mitigation:** If a significant amount of complaints are received, the project will be required to produce noise monitoring reports in order to ensure compliance (COA 10. Planning.22).

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety.

#### POPULATION AND HOUSING Would the project

##### 34. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: a) The project site is commercial; therefore the project will not displace any housing.

b) The project will not create a demand for additional housing.

c) The project will not displace any people.

d) The project will not affect a County Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**35. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.29). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.29) This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 37. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Temecula Valley Unified School District correspondence, GIS database

**Findings of Fact:** The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 38. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** RCIP

**Findings of Fact:** The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.29) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 39. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The use of the proposed 10.4-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

## RECREATION

### 40. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

### Findings of Fact:

a-b) The proposed project does not create a substantial increase in demand for recreational facilities, as the project is a commercial winery. There will be no impact.

c) Commercial projects, such as the one proposed, are not subject to park and recreation fees (Quimby). The project is located within County Service Area No. 149A which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. The project has been conditioned to annex into CSA No. 149A (COA 90.PLANNING.33). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 41. Recreational Trails

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** A twenty (20) foot wide trail is located along De Portola Road. With incorporation of the recommended mitigation measures the project will have a less than significant impact.

**Mitigation:** The applicant shall offer the dedication of the 20' regional trail easement. (COA 20.Parks.1 and 80.Parks.1)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process and the Riverside County Regional Park and Open-Space District.

**TRANSPORTATION/TRAFFIC** Would the project

**42. Circulation**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

☐ ☒ ☐ ☐

b) Result in inadequate parking capacity?

☐ ☐ ☒ ☐

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

☐ ☐ ☒ ☐

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☐ ☒

e) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐ ☐ ☐ ☒

g) Cause an effect upon, or a need for new or altered maintenance of roads?

☐ ☐ ☒ ☐

h) Cause an effect upon circulation during the project's construction?

☐ ☐ ☐ ☒

i) Result in inadequate emergency access or access to nearby uses?

☐ ☐ ☐ ☒

j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

☐ ☐ ☐ ☒

**Source:** RCIP, Traffic Management Plan

**Findings of Fact:** The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements. However, the project was required to submit a traffic management plan.

a) Access to and from the site will be via De Portola Road. There will be signs at the entrance to direct customers and vendors/deliveries in and out of the facility's roadways and parking lots. Per the traffic management plan, an independent, stand-alone turn lane at the intersection of the project driveway and De Portola Road will be constructed to facilitate acceleration/deceleration for traffic exiting and entering the winery. A left-turn lane shall be provided at the intersection of the project driveway and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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De Portola Road. (COA 90.TRANS.5) With the recommended condition of approval, the project will not negatively impact the existing traffic capacity of the street.

b) The facility is designed to provide seventy-two (72) parking spaces, including 3 accessible parking spaces, to accommodate the current and unforeseen needs. As a result, the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The impact is considered less than significant.

c) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

d) The project will not result in a change in air traffic patterns. There will be no impact.

e) The project will not alter waterborne, rail or air traffic. There will be no impact.

f) The project will not substantially increase hazards to a design feature. There will be no impact.

g) The project is located within County Service Area No. 149 which is responsible for the collection of development impact fees for the wine country beautification. (COA 90.PLANNING.33) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

i) The project will not result in inadequate emergency access or access to nearby uses. There will be no impact.

j) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impact.

**Mitigation:** A left turn lane at the intersection of the project driveway and De Portola Road will be constructed along with an acceleration/deceleration lane for traffic exiting and entering the winery. (COA 90.TRANS.5)

**Monitoring:** Monitoring shall be conducted by the Transportation Department and Building and Safety Plan Check Review Process.

#### 43. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** RCIP

**Findings of Fact:** The project is not located adjacent to or nearby any designated bike trail.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 44. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>45. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing to utilize the existing septic tank. Prior to building permit issuance, a satisfactory detailed soils percolation test shall be completed and approved by the Department of Environmental Health. A septic disposal system review and floor plan/plumbing schedule shall be approved by the Department of Environmental Health. (COA 80.E HEALTH.1) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 46. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

☐ ☐ ☒ ☐

Source: RCIP, Riverside County Waste Management District correspondence

#### Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 47. Utilities

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

#### Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. The impact is considered less than significant.

d) Storm water drainage will be handled on-site. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. The impact is considered less than significant.

g) The project will not require additional government services. The impact is considered less than significant.

h) The project design does not conflict with adopted energy conservation plans. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any cultural resources that may potentially exist on the site.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the conversion of an existing 6,983 square foot residence into a winery, tasting room and a gift shop, along with 72 parking spaces. In addition, up to 25 special events with 144 guests shall be allowed per year.

(CONDITION AMENDED AT DIRECTOR'S HEARING ON 8/02/10.  
SPECIAL EVENTS WERE REDUCED FROM 50 TO 25 PER YEAR.)

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 23896. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23896 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23896, Exhibit A, Amended No. 2, dated 12/01/09.

APPROVED EXHIBIT B = Elevations for Plot Plan No. 23896, Exhibit B, dated 12/01/09.

APPROVED EXHIBIT C = Floor Plans for Plot Plan No. 23896, Exhibit C, dated 2/10/10.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No. 23896, Exhibit L, dated 12/01/09.

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

E HEALTH DEPARTMENT

10.E HEALTH. 1. SAN DIEGO RWQCB COMMENTS

RECOMMND

Per San Diego Regional Water Quality Control Board Letter dated January 6, 2010, it is their understanding that the proposed project will not cause the existing Onsite Wastewater Treatment System (OWTS) to exceed its design capacity of 1,500 gallons per day. Therefore, SDRWQCB has granted preliminary clearance for the proposed project to utilize an OWTS provided that the following conditions are met:

- a) The aggregate daily wastewater flow rate must not exceed 3000 gallons per day.
- b) The project proponent must prevent the direct or indirect discharge of effluent from on-site disposal systems to any surface waters of the state (including ephemeral streams and vernal pools).
- c) The effluent from on-site disposal systems must be discharged to the subsurface and cannot surface or pond.
- d) The effluent from on-site disposal systems must not adversely affect the quality or beneficial uses of underlying groundwater.
- e) The effluent from on-site disposal systems must not cause or threaten to cause a condition of contamination, pollution, or nuisance.
- f) The effluent from on-site disposal systems must be discharged at least 5 feet above the highest known historical or anticipated groundwater level.
- g) The effluent from on-site disposal systems must be discharged at least 100 feet away from any surface water body.

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10. GENERAL CONDITIONS

10.E HEALTH. 1                      SAN DIEGO RWQCB COMMENTS (cont.)                      RECOMMND

- h) The effluent from on-site disposal systems must not adversely impact the quality or beneficial uses of groundwater in any water wells.
- i) The project proponent must comply with local, state, and federal ordinances and regulations and obtain any required approvals, permits, certifications and/or licenses must be available on site for inspection.
- j) The project proponent must maintain and operate the system in accordance with the design approved by the County of Riverside.
- k) The San Diego Water Board and the County of Riverside must be allowed reasonable access to the site in order to perform inspections and conduct monitoring.
- l) Only domestic wastewater may be discharged to the on-site septic tank / leach field disposal system.

If for any reason these conditions cannot be met, the applicant must inform SDRWQCB and submit a Report of Waste Discharge for the OWTs. For any questions pertaining to this subject matter, please contact SDRWQCB at (858) 467-2952.

10.E HEALTH. 2                      MAINTAIN ALL REQUIRED SETBACKS                      RECOMMND

It is the responsibility of the developer to ensure that the proposed structure(s) maintain all required setbacks to any existing onsite wastewater treatment systems and/or advanced treatment units (ATU) as specified in the Department of Environmental Health's (DEH) Technical Guidance Manual or Uniform Plumbing Code whichever is most restrictive.

10.E HEALTH. 3                      HAZMAT BUS PLAN - GEN COMMENTS                      RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

Please contact the County of Riverside, Hazardous Materials Management section at (951) 358-5055 for any questions.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- INVASIVE PLANTS

RECOMMND

The following invasive species shall not be used for landscaping on the project site.

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia  
Achillea millefolium-var. millefolium common yarrow  
Ailanthus altissima-tree of heaven  
Aptenia cordifolia-red apple  
Arctotheca calendula-cape weed  
Arctotis spp. (all species & hybrids)-African daisy  
Arundo donax-giant reed or arundo grass  
Asphodelus fistulosus-asphodel  
Atriplex glauca-white saltbush  
Atriplex semibaccata-Australian saltbush  
Carex spp. (all species\*)-sedge  
Carpobrotus chilensis-ice plant  
Carpobrotus edulis-sea fig  
Centranthus ruber -red valerian  
Chrysanthemum coronarium-annual chrysanthemum  
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose  
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass  
Cortaderia dioica [syn. C. sellowana]-pampas grass  
Cotoneaster spp. (all species)-cotoneaster  
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass  
Cyperus spp. (all species\*)-nutsedge, umbrella plant  
Cytisus spp. (all species)-broom  
Delosperma 'Alba' -white trailing ice plant  
Dimorphotheca spp. (all species)-African daisy, Cape marigold  
Drosanthemum floribundum-rosea ice plant  
Drosanthemum hispidum-purple ice plant  
Eichhornia crassipes-water hyacinth  
Elaeagnus angustifolia-Russian olive  
Eucalyptus spp. (all species)-eucalyptus or gum tree  
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower  
Festuca arundinacea-tall fescue  
Festuca rubra-creeping red fescue  
Foeniculum vulgare-sweet fennel  
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash  
Gaura (spp.) (all species)-gaura  
Gazania spp. (all species & hybrids)-gazania  
Genista spp. (all species)-broom  
Hedera canariensis-Algerian ivy  
Hedera helix-English ivy

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10. GENERAL CONDITIONS

10.EPD. 1 - INVASIVE PLANTS (cont.)

RECOMMND

Hypericum spp. (all species)-St. John's Wort  
Ipomoea acuminata-Mexican morning glory  
Lampranthus spectabilis-trailing ice plant  
Lantana camara-common garden lantana  
Lantana montevidensis [syn. L. sellowiana]-lantana  
Limonium perezii -sea lavender  
Linaria bipartita-toadflax  
Lolium multiflorum-Italian ryegrass  
Lolium perenne -perennial ryegrass  
Loniceria japonica-(incl. 'Halliana') Japanese honeysuckle  
Lotus corniculatus-birdsfoot trefoil  
Lupinus arboreus-yellow bush lupine  
Lupinus texanus-Texas blue bonnets  
Malephora crocea-ice plant  
Malephora luteola -ice plant  
Mesembryanthemum nodiflorum-little ice plant  
Myoporum laetum-myoporum  
Myoporum pacificum-shiny myoproum  
Myoporum parvifolium-(incl. 'Prostratum') ground cover  
myoporum  
Oenothera berlandieri-Mexican evening primrose  
Olea europea-European olive tree  
Opuntia ficus-indica-Indian fig  
Osteospermum spp. (all species)-trailing African daisy,  
African daisy,  
Oxalis pes-caprae-Bermuda buttercup  
Parkinsonia aculeate-Mexican palo verde  
Pennisetum clandestinum-Kikuyu grass  
Pennisetum setaceum-fountain grass  
Phoenix canariensis-Canary Island date palm  
Phoenix dactylifera-date palm  
Plumbago auriculata-cape plumbago  
Polygonum spp. (all species)-knotweed  
Populus nigra 'italica-' Lombardy poplar  
Prosopis spp. (all species\*)-mesquite  
Ricinus communis-castorbean  
Robinia pseudoacacia-black locust  
Rubus procerus-Himalayan blackberry  
Sapium sebiferum-Chinese tallow tree  
Saponaria officinalis-bouncing bet, soapwart  
Schinus molle-Peruvian pepper tree, California pepper  
Schinus terebinthifolius-Brazilian pepper tree  
Spartium junceum-Spanish broom  
Tamarix spp. (all species)-tamarisk, salt cedar  
Trifolium tragiferum-strawberry clover  
Tropaelolum majus-garden nasturtium

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10. GENERAL CONDITIONS

10.EPD. 1 - INVASIVE PLANTS (cont.) (cont.) RECOMMND

Ulex europaeus-prickly broom  
Vinca major-periwinkle  
Yucca gloriosa -Spanish dagger  
An asterisk (\*) indicates some native species of the genera  
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United  
States Department of Agriculture-Division  
of Plant Health and Pest Prevention Services, California  
Native Plant Society,  
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;  
Higher Plants of California,  
and County of San Diego-Department of Agriculture.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on  
private street, public streets and driveways to indicate  
location of fire hydrants. Prior to installation, placement  
of markers must be approved by the Riverside County Fire  
Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour  
duration at 20 PSI residual operating pressure, which must  
be available before any combustible material is placed on  
the job site. Fire flow is based on type VB construction  
per the 2007 CBC and Building(s) having a fire sprinkler  
system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s)  
(6"x4"x 2-2-1/2"), will be located not less than 25 feet or  
more than 165 feet from any portion of the building as  
measured along approved vehicular travel ways. The required  
fire flow shall be available from any adjacent hydrants(s)  
in the system.

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10. GENERAL CONDITIONS

10.FIRE. 4                      USE-#25-GATE ENTRANCES                      RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5                      USE-#88A-AUTO/MAN GATES                      RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      USE FLOOD HAZARD REPORT                      RECOMMND

This is a proposal to convert an existing 6,983 sq. ft. residence into a winery, tasting room and construct a gazebo with 65 parking spaces in the Rancho California area. The site is located northeasterly corner of De Portola Road and Camino Arroyo Seco.

The site is impacted by a well defined watercourse from the east with a drainage area of approximately 6 sq. miles. Access to the project site, via Camino Arroyo Seco and the driveway would be limited during major storm events. The existing wine tasting room is located on higher ground and should be free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage.

Proposed parking and the driveway will be considered as impervious area and will need preliminary project specific Water Quality Management Plan (WQMP).

The District has reviewed the amended exhibit 2 and the additional back up calculations received on February 2, 2010.

The developer is proposing mechanical crush rock on the parking area and the driveway as water quality impact mitigation. This mitigation feature is acceptable as long as it is supported by acceptable calculations which work on

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

#### USE FLOOD HAZARD REPORT (cont.)

RECOMMND

the premise of infiltrating runoff.

The backup calculations submitted are incorrect; the figure 2 graph is incorrectly plotted. In final plan check stage a new soils report with the map showing the borings location shall be submitted along with the correct backup calculations. Despite the lack of supporting design calculations the District believes that there is adequate area on the site to accommodate the necessary BMP, which shall be addressed at final plan check stage. The District has advised the Engineer and developer of the above concerns.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$ 1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

### 10.FLOOD RI. 5

#### USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed

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### 10.FLOOD RI. 5                      USE SUBMIT FINAL WQMP >PRELIM (cont.)                      RECOMMND

mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

### 10.FLOOD RI. 6                      USE WQMP ESTABL MAINT ENTITY                      RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS

RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 6 USE- HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this plot plan shall be limited to reduce conflict with adjacent residential land uses. Specifically, the tasting room shall be open from 10 a.m. to 6 p.m. daily and special events are permitted between the hours of 10:00 a.m. to 6:00 p.m Sunday through Thursday and 10:00 a.m. to 10:00 p.m Friday and Saturday.

The tasting room shall be closed to the public during special events when special events have 65 or more guests

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10. GENERAL CONDITIONS

10.PLANNING. 6                   USE- HOURS OF OPERATION (cont.)                   RECOMMND

in attendance.

10.PLANNING. 7                   USE - BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

1,158 sq.ft. Tasting Room = 26 spaces required for tasting

Special Events 1 space/2 guests and 1 space/2 employees

Special Events 1 space/2 guests

144 guests proposed = 72 spaces required and provided

10.PLANNING. 8                   USE- LIMIT ON SIGNAGE                   RECOMMND

Signage for this project shall be limited to the locations signs shown on APPROVED EXHIBIT A. Signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348. No signs shall be permitted within any trail or road right of way.

10.PLANNING. 9                   USE - NO OUTDOOR ADVERTISING                   RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19                  USE - NO RESIDENT OCCUPANCY                   RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20                  USE - MAINTAIN LICENSING                   RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Department of Alcoholic Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

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10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 45 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Code Enforcement as part of a code enforcement action. Upon written notice from the Department of Code Enforcement requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Code Enforcement, unless more time is allowed through written agreement by the Department of Code Enforcement. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 24 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures for use permits as set forth in Ordinance No. 348.

10.PLANNING. 25 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10.PLANNING. 30                   USE - MT PALOMAR LIGHTING AREA                   RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 33                   USE- PERMIT SIGNS                   RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 36                   USE - C/V DESIGN GUIDELINES                   RECOMMND

The project shall conform to the Citrus Vineyard Rural Policy Area Design Guidelines.

10.PLANNING. 37                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 43                   USE - LC LANDSCAPE REQUIREMENT                   RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.PLANNING. 43           USE - LC LANDSCAPE REQUIREMENT (cont.)           RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 44           GEN - IF HUMAN REMAINS FOUND           RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 45

#### GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

### 10.PLANNING. 46

#### USE - SPECIAL EVENTS

RECOMMND

Special Events shall be limited to the following:

- Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars.
- 25 special events shall be allowed per year.
- Maximum guests allowed are 144.
- The events may take place both inside and outside of the

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10. GENERAL CONDITIONS

10.PLANNING. 46 USE - SPECIAL EVENTS (cont.)

RECOMMND

- tasting room.
- No outside amplified music will be allowed.
  - The tasting room shall be closed during special events with over 65 guests.

(AMENDED AT DIRECTOR'S HEARING ON 8/02/10. SPECIAL EVENTS WERE REDUCED FROM 50 TO 25 PER YEAR.)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on De Portola Road and Camino Arroyo Seco since adequate right-of-way exists, per PM/95/1-2.

10.TRANS. 3 USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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## 10. GENERAL CONDITIONS

### 10.TRANS. 4 USE - COUNTY WEB SITE (cont.)

RECOMMND

Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please  
call the Plan Check Section at (951) 955-6527.

### 10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN

RECOMMND

The following Traffic Management Plan was prepared by the  
applicant/engineer for PP 23896.

#### Project Description:

Plot Plan 23896 proposes to establish a 1,158 square foot  
tasting room plus a 282 square foot retail area in an  
existing 6,983 square foot structure. This tasting room and  
retail area will be open to the public. There will also be  
two outdoor areas for special events. One is adjacent to  
the structure at 5,154 sq. ft. concrete area and the other  
is below at 8,542 sq. ft. grass area.

#### Location:

Masia De Yabar vineyard and winery is located at 39788  
Camino Arroyo Seco (approximately 10 miles east of the I-15  
freeway). The site is located South of Glen Oaks Road and  
West of De Portola Road. APN No. 941-100-002, Parcel 1 of  
Parcel Map No. 27151, Temecula Area, County of Riverside.

#### Ingress/Egress:

A main entrance will be provided off of Camino Arroyo Seco  
plus a second entrance further west for private use. An  
independent, stand alone left turn lane will be constructed  
on the north bound traffic lane of De Portola Rd.

De Portola Road will include a left turn pocket and A.C.  
pavement transition to taper between the existing road and  
Camino Arroyo Seco, in accordance with the following design  
parameters:

1. Edge of pavement returns shall be a 35 foot radius.
2. The left turn pocket shall be 12-foot wide and 100 feet  
long, with a 120-foot transition.
3. Provide 330-foot A.C. pavement transitions on each side  
of the left turn pocket.
4. Provide acceleration/deceleration lanes per County Std.  
803.

#### Parking:

Refer to Planning Department conditions of approval for  
parking requirements.

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

Hours of operation/Average number of visitors:  
Refer to Planning Department conditions of approval.

Special events:  
Refer to Planning Department conditions of approval.

Signage:  
There will be a sign at the entrance to direct customers and vendors in and out of the parking area. A stop sign will be posted at the driveway entrance and one at De Portola Road for guests exiting the winery. There will be two winery signs on De Portola Rd. One located at Camino Arroyo Seco and one at Cushman Cir.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1

- DEED RESTRICTION

RECOMMND

The following condition must be met within 90 days of final project approval. A deed restriction shall be recorded to protect biologically sensitive areas. The deed restriction shall be reviewed and approved by the Environmental Programs Department prior to recordation. The crosshatched area mapped as "PATH OF WASH" on PP23896 Amd. 2, Exhibit A, dated 12/1/09, with the exception of the existing agricultural road shown on the exhibit along the northeastern property line, shall be protected under the deed restriction as a biologically sensitive area. The deed restriction shall prohibit any disturbances including grading, fuel modification, and the planting of non-native plant species within the above mentioned biologically sensitive areas. In addition, all light shall incorporate proper shielding to prevent the spill of light into the biologically sensitive areas.

20.EPD. 2

- FENCING PLAN

RECOMMND

The following condition must be met within 90 days of final project approval. The applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The crosshatched area mapped as "PATH OF WASH" on PP23896 Amd. 2, Exhibit A, dated 12/1/09, with the exception of the existing agricultural

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20. PRIOR TO A CERTAIN DATE

20.EPD. 2 - FENCING PLAN (cont.)

RECOMMND

road shown on the exhibit along the northeastern property line, shall be permanently fenced for protection as open space. As agreed to by the applicant during the Planning Directors hearing on July 26, 2010, the proposed fence shall be two feet high. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department.

20.EPD. 3 - FENCE INSTALATION

RECOMMND

The following condition must be met within 90 days of final project approval. Fencing shall be installed according to the fencing plan reviewed and approved by the Environmental Programs Department (EPD). The final product shall be inspected and signed off on by EPD staff.

PARKS DEPARTMENT

20.PARKS. 1 USE - TRAIL EASEMENT

RECOMMND

The following condition must be met within 90 days of final project approval. Applicant shall offer the dedication of the 20' Regional Trail easement shown on the map to the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1                   USE - EXPIRATION DATE-PP (cont.)                   RECOMMND

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3                   USE- REVIEW OPERATION HOURS                   RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Code Enforcement may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

20.PLANNING. 5                   USE- EXPIRATION CODE ENFORCE                   RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN TWO (2) YEARS OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6                   USE - EXISTING STRUCTURE CHECK                   RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety and/or the Code

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6                   USE - EXISTING STRUCTURE CHECK (cont.)                   RECOMMND

Enforcement Director, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7                   USE - APPLY FOR PRMTS 90 DAYS                   RECOMMND

The following condition must be met within 90 days of final project approval. The applicant shall apply for building permits to ensure the existing building is sound for commercial activity and for the trash enclosure.

TRANS DEPARTMENT

20.TRANS. 1                   USE - REVISE STREET IMP PLAN                   RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 20.TRANS.4 and 7, obtain the existing street improvement plan for De Portola Road and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html)  
If you have any questions, please call the Plan Check Section at (951) 955-6527.

20.TRANS. 2                   USE - SIGNING & STRIPING                   RECOMMND

Within sixty (60) days of the effective date of this permit, a signing and striping plan is to be submitted and approved for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

20.TRANS. 3                   USE - IMP PLANS                   RECOMMND

Within sixty (60) days of the effective date of this permit, improvement plans for the required improvements must be prepared and shall be based upon a design profile

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20.TRANS. 3 USE - IMP PLANS (cont.)

RECOMMND

extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

20.TRANS. 4 USE - PART-WIDTH (PLAN)

RECOMMND

Within sixty (60) days of the effective date of this permit, improvement plans for Camino Arroyo Seco (privately maintained road) and De Portola Road shall be approved. Camino Arroyo Seco along project boundary is designated as a Local road (privately maintained road) and shall be designed with 30 foot part-width AC pavement (18' AC pavement on project side and 12' on the opposite side of the centerline) and 6" AC dike within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section D. (Modified for reduced AC improvement from 32' to 30'.)

NOTE: Construct PCC DIP Section with culvert to mitigate nuisance water per County Standard No. 307, Ordinance 461 or as approved by Director of Transportation.

De Portola Road is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions AC pavement tapering for acceleration and deceleration lanes within the existing 110' dedicated right-of-way as follows:

1. The left turn pocket shall be 12 feet wide from the northerly centerline of De Portola Road and 100 feet long with a 120 foot reverse curve and transition tapers 330 feet long.
2. No parking signs shall be installed along De Portola Road and Camino Arroyo Seco as directed by the Transportation Department.

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20.TRANS. 4                      USE - PART-WIDTH (PLAN) (cont.)                      RECOMMND

3. Construct AC pavement for acceleration and deceleration lane at the intersection of Camino Arroyo Seco and De Portola Road per County Standard No. 803 and as approved by the Director of Transportation.

4. Edge of pavement returns shall be a 35 foot radius.

20.TRANS. 5                      USE - UTILITY PLAN                      RECOMMND

Within sixty (60) days of the effective date of this permit, existing electrical power, telephone, communication, cable television pole(s), and Fire Hydrant(s) that are in conflict with the required street improvements shall be designed to be relocated in accordance with County Ordinance 461, Standard No. 400 and No. 820. The pole(s) shall be relocated a minimum of 8' from the edge of the traveled way or if AC dike or concrete curb improvements are required by the Transportation Department Plan Check Section, the pole(s) shall be designed per County Standard No. 400, Ordinance 461. The applicant is responsible for coordinating the work with the serving utility company.

A deposition note describing the above shall be reflected on the design improvement plans. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

20.TRANS. 6                      USE - UTILITY INSTALL                      RECOMMND

Within six (6) months of the effective date of this permit, existing electrical power, telephone, communication, cable television pole(s), and Fire Hydrant(s) that are in conflict with the required street improvements shall be relocated in accordance with County Ordinance 461, Standard No. 400 and No. 820. The pole(s) shall be relocated a minimum of 8' from the edge of the traveled way or if AC dike or concrete curb improvements are required by the Transportation Department Plan Check Section, the pole(s) shall be relocated per County Standard No. 400, Ordinance 461 and as directed by the Director of Transportation.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion of the relocation of the pole(s) and

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20.TRANS. 6                      USE - UTILITY INSTALL (cont.)                      RECOMMND

Fire Hydrant(s) or as approved by the Director of  
Transportation.

20.TRANS. 7                      USE - PART-WIDTH (CONSTRUCT)                      RECOMMND

Within six (6) months of the effective date of this permit, Camino Arroyo Seco along project boundary is designated as a Local road (privately maintained road) and shall be improved with 30 foot part-width AC pavement (18' AC pavement on project side and 12' on the opposite side of the centerline) and 6" AC dike within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section D. (Modified for reduced AC improvement from 32' to 30'.)

NOTE: Construct PCC DIP section with culvert to mitigate nuisance water per County Standard No. 307, Ordinance 461 or as approved by Director of Transportation.

De Portola Road is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions AC pavement tapering for acceleration and deceleration lanes within the existing 110' dedicated right-of-way as follows:

1. The left turn pocket shall be 12 feet wide from the northerly centerline of De Portola Road and 100 feet long with a 120 foot reverse curve and transition tapers 330 feet long.
2. No parking signs shall be installed along De Portola Road and Camino Arroyo Seco as directed by the Transportation Department.
3. Construct AC pavement for acceleration and deceleration lane at the intersection of Camino Arroyo Seco and De Portola Road per County Standard No. 803 and as approved by the Director of Transportation.
4. Edge of pavement returns shall be 35 foot radius.

20.TRANS. 8                      USE - STREET NAME SIGN                      RECOMMND

Within six (6) months of the effective date of this permit, the land divider shall install two street name signs at the

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 8                      USE - STREET NAME SIGN (cont.)                      RECOMMND

intersection of De Portola Road and Camino Arroyo Seco,  
and De Portola Road and Cushman Circle in accordance with  
County Standard No. 816 as directed by the Transportation  
Department

20.TRANS. 9                      USE - SOILS SUBMITTAL                      RECOMMND

Within sixty (60) days of the effective date of this  
permit, the developer/owner shall submit a preliminary  
soils and pavement investigation report addressing the  
construction requirements within the road right-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1                      - EPD GRADING PLAN CHECK                      RECOMMND

The crosshatched area mapped as "PATH OF WASH" on PP23896  
Amd. 2, Exhibit A, dated 12/1/09 will be clearly delineated  
on the Grading Plan to ensure that no disturbances are  
proposed within this area. With the exception of the  
existing agricultural road shown on the exhibit along the  
northeastern property line, no disturbance shall occur  
within the delineated area. These areas shall be mapped and  
labeled "Delineated Constraint Area (Riparian/Riverine)" on  
the Grading Plan to the satisfaction of the Environmental  
Programs Department.

60.EPD. 2                      - BIOLOGICAL MONITOR                      RECOMMND

Prior to grading permit issuance a qualified biological  
monitor shall be contracted to provide biological  
monitoring of the grading and construction activities. A  
work plan shall be submitted to the EPD to review and  
approve, from the qualified biological monitor that may  
include but not be limited to Best Management Practices  
(BMPs), fencing of Open Space/Conserved Areas, and  
monitoring reports. The applicant must provide evidence  
that the qualified biologist had reviewed all construction  
activities to minimize impacts to any sensitive species and  
habitats. The EPD may require additional documentation in  
the form of biological reports and/or site visit(s) to  
confirm completion. Please contact EPD for further  
information.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4 USE SANTA GERTRUDIS VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 23896 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 8

USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.4 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 12

USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23896, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 20

USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Based on a letter dated February 4, 2010 c/o Jim O'Malley (d.b.a O'Malley Engineering Corporation) the proposed project including modifications will produce 35 fixture units. In addition, the capacity of the existing septic and leaching system is adequately sized to accomodate the proposed project.

Therefore, the project must meet the following conditions prior to the issuance of a building permit:

- a) Provide a floor plan showing all proposed plumbing fixtures.
- b) Provide a complete C42 Certification of all existing

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

septic systems along with a detailed contoured plot plan drawn to scale showing the location of all existing septic system components.

\*\*Further requirements may apply if the parameters of the proposed project change.

80.E HEALTH. 2 USE - WATER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency for potable water service only.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

(CHANGE IN OCCUPANCY)

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                   USE SUBMIT PLANS MINOR REVIEW (cont.)                   RECOMMND

grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3                   USE SUBMIT FINAL WQMP                   RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 4                   USE SANTA GERTRUDIS VALLEY                   RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 23896 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PARKS DEPARTMENT

80.PARKS. 1                   USE - TRAIL EASEMENT                   RECOMMND

Prior to the issuance of any building permits, the applicant shall offer the dedication of the 20' Regional Trail easement shown on the map to the Riverside County Regional Park and Open-Space District.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3                   USE- CONFORM TO ELEVATIONS                   RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4                   USE- CONFORM TO FLOOR PLANS                   RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 16                  USE- WASTE MGMT. CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with their requirements summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17                  USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 20                  USE - LIGHTING PLANS                   RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 23896, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23                   USE - LC LANDSCAPE SECURITIES (cont.)                   RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 24                   USE- VINEYARD PLANTING                   RECOMMND

Prior to the issuance of building permits, the applicant shall provide the Planning Department evidence that a minimum of 75% of the net acreage has been planted in vineyards.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE-FEE STATUS                   RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 2                   USE- E.HEALTH CLEARANCE REQ                   RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1                   USE-#45-FIRE LANES                   RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#12A-SPRINKLER SYSTEM

RECOMMND

(IN LIEU OF FIRE SPRINKLERS MAY CHANGE CONSTRUCTION TYPE TO TYPE V-A PER 2007 CBC AT 6983 SQ.FT. OR AREA SEPERATE BUILDING TO MITIGATE FIRE SPRINKLERS INTO 3600 SQ.FT. COMPARTMENTS PER THE 2007 CBC)

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#36-HOOD DUCTS (cont.)

RECOMMND

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                   USE BMP MAINTENANCE & INSPECT (cont.)                   RECOMMND

documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3                   USE- PARKING PAVING MATERIAL                   RECOMMND

A minimum of 72 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4                   USE- ACCESSIBLE PARKING                   RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 11                  USE - UTILITIES UNDERGROUND                  RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider disallowing underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16                  USE- TRASH ENCLOSURES                  RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with decorative block with landscape screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17                  USE - EXISTING STRUCTURES                  RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24                  USE - SKR FEE CONDITION                  RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - SKR FEE CONDITION (cont.)

RECOMMND

requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.4 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the building permit final inspection, the applicant shall comply with the provisions of Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance.

90.PLANNING. 29 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of the building permit final inspection, the applicant shall comply with the provisions of Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance.

90.PLANNING. 30 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30           USE - LC LNDSCP INSPECT DEPOST (cont.)           RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 31           USE - LC COMPLY W/ LNDSCP/ IRR           RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 32           USE - PALEO MONITORING REPORT           RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33

USE- ANNEX INTO CSA 149A

RECOMMND

The applicant or the successor in interest shall provide a clearance letter from the Economic Development Agency (EDA) providing proof that the project has been annexed into CSA 149A. Contact EDA at (951) 955-3212. All annexation proceedings shall be completed, including any applicable Local Agency Formation Commission (LAFCO) action needed. Contact LAFCO at (951) 369-0631.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 5, 2008

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Co. Service Area No. 149 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner

Rancho California Water District  
Valley-Wide Recreation & Parks Dist.  
Temecula Valley Unified School Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center  
Temecula Valley Wine Growers

**PLOT PLAN NO. 23896** – EA42098 – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northeasterly corner of De Portola Road and Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop, construct a gazebo, and 48 parking spaces. – APN: 941-100-002 - Related Cases: CZ077582

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 8, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Alisa Krizek**, at **(951) 955-9075** or email at **akrizek@rctlma.org** / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**Rancho  
Water**

January 6, 2009

Alisa Krizek  
**Riverside County Planning Department**  
Post Office Box 1409  
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY  
PLOT PLAN 23896  
PARCEL NO. 1 OF PARCEL MAP NO. 27151  
APN 941-100-002**

Dear Ms. Krizek:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 18-inch diameter water pipeline (1790 Pressure Zone) within Camino Arroyo Seco.

Water service to the subject project/property exists (under Account No. 0141885004). Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon water supply shortage contingency measures, pursuant to RCWD's Water Shortage Contingency Plan.**

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation. As a result of anticipated low water service pressure to the subject project/property, property owner(s) may be required to sign an acknowledgement of low water service pressure when service arrangements are made or modified.

Board of Directors  
William E. Plummer  
President

Ralph H. Daily  
Sr. Vice President

Stephen J. Corona

Ben R. Drake

Lisa D. Herman

John E. Hoagland

Lawrence M. Libeu

Officers:

Matthew G. Stone  
General Manager

Phillip L. Forbes, CPA  
Assistant General Manager /  
Chief Financial Officer

Perry R. Louck  
Director of Planning

Andrew L. Webster, P.E.  
Acting District Engineer

Jeffrey D. Armstrong  
Controller

Kelli E. Garcia  
District Secretary

C. Michael Cowett  
Best Best & Krieger LLP  
General Counsel


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Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**



Corey F. Wallace  
Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor  
Masia De Yabar, Owner  
Ron Vergilio Consultants





Valley-Wide Recreation & Park District  
P.O. Box 907, San Jacinto, CA 92581  
(951) 654-1505

**ORDINANCE 460 – PARKLANDS**

**PLOT PLAN NO. 23896**

This property is not within our district boundaries.

Developer should be required to pay park fees to an appropriate agency providing park and recreation services.

Jeffrey R. Leatherman, General Manager  
Valley-Wide Recreation and Park District

December 12, 2008

2011 11 25 10 00 00

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN      ☐ CONDITIONAL USE PERMIT      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT      ☐ PUBLIC USE PERMIT      ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 23896

DATE SUBMITTED: 11-25-08

**APPLICATION INFORMATION**

Applicant's Name: RON VERGILIO DESIGNS E-Mail: VERGILIODESIGNS@AOL.COM

Mailing Address: 508 S. SANTA AVE, SUITE 206

CORONA

City

CA  
State

92882  
ZIP

Daytime Phone No: (951) 273-0753

Fax No: (951) 736-3138

Engineer/Representative's Name: RON VERGILIO

E-Mail: \_\_\_\_\_

Mailing Address: SAME

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_

Fax No: ( ) \_\_\_\_\_

Property Owner's Name: SILVIA FLORES & WILMER YAGAR E-Mail: \_\_\_\_\_

Mailing Address: 39788 CAMINO ARROYO SECO

TEMECULA

City

CA  
State

92592  
ZIP

Daytime Phone No: (951) 316-4714

Fax No: ( ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Ea 42098

CFG 05452

# APPLICATION FOR LAND USE AND DEVELOPMENT

## AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RON VERGILIO

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

WILMER YASAN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

SILVIA FLORIS YASAN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 941-100-002-9

Section: 20 Township: 7S Range: 1W

Approximate Gross Acreage: 10.4

General location (nearby or cross streets): North of DE BORTOLA RD., South of GLEW OAK RD., East of CAMINO ARROYO SECO West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2003 930/G-7

## APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

CONVERT EXISTING RESIDENCE TO WINE TASTING

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes ☐ No ☒

Import 0 Export 0 Neither 0

What is the anticipated source/destination of the import/export?

PA

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Don Vergara Date 11-24-08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

# **APPLICATION FOR LAND USE AND DEVELOPMENT**

## **Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description</b>	

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm-sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is commingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

### **DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

# APPLICATION FOR LAND USE AND DEVELOPMENT

## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	MOSIA DE YABAR
Project Location:	3978B CAMINO ANJOYO SE CO
Project Description:	CONVERT EXISTING RESIDENCE TO WINE TASTING

### Proposed Project Consists of or Includes:

	Yes	No
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Using subdivisions of 10 or more dwelling units:</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential use where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls; other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops:</b> Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 52, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is sited in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs).</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges in the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed solely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Storage lots of 5,000 square feet or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

as "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas where the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

### DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**APPEAL OF PLOT PLAN NO. 23896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northwesterly of De Portola Road and easterly of Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** An appeal of the Planning Director's decision on August 2, 2010 was filed for Plot Plan No. 23896. The appeal is based on concerns with flood drainage calculations and project access. The project proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, and proposes 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592. – APN: 941-100-002. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: December 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 23896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northeasterly corner of De Portola Road and Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop, and proposes 72 parking spaces. This proposal also includes 50 special events per year with 144 guests. – APN: 941-100-002 (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: July 26, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
12th FLOOR CONFERENCE ROOM 12A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP23896 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

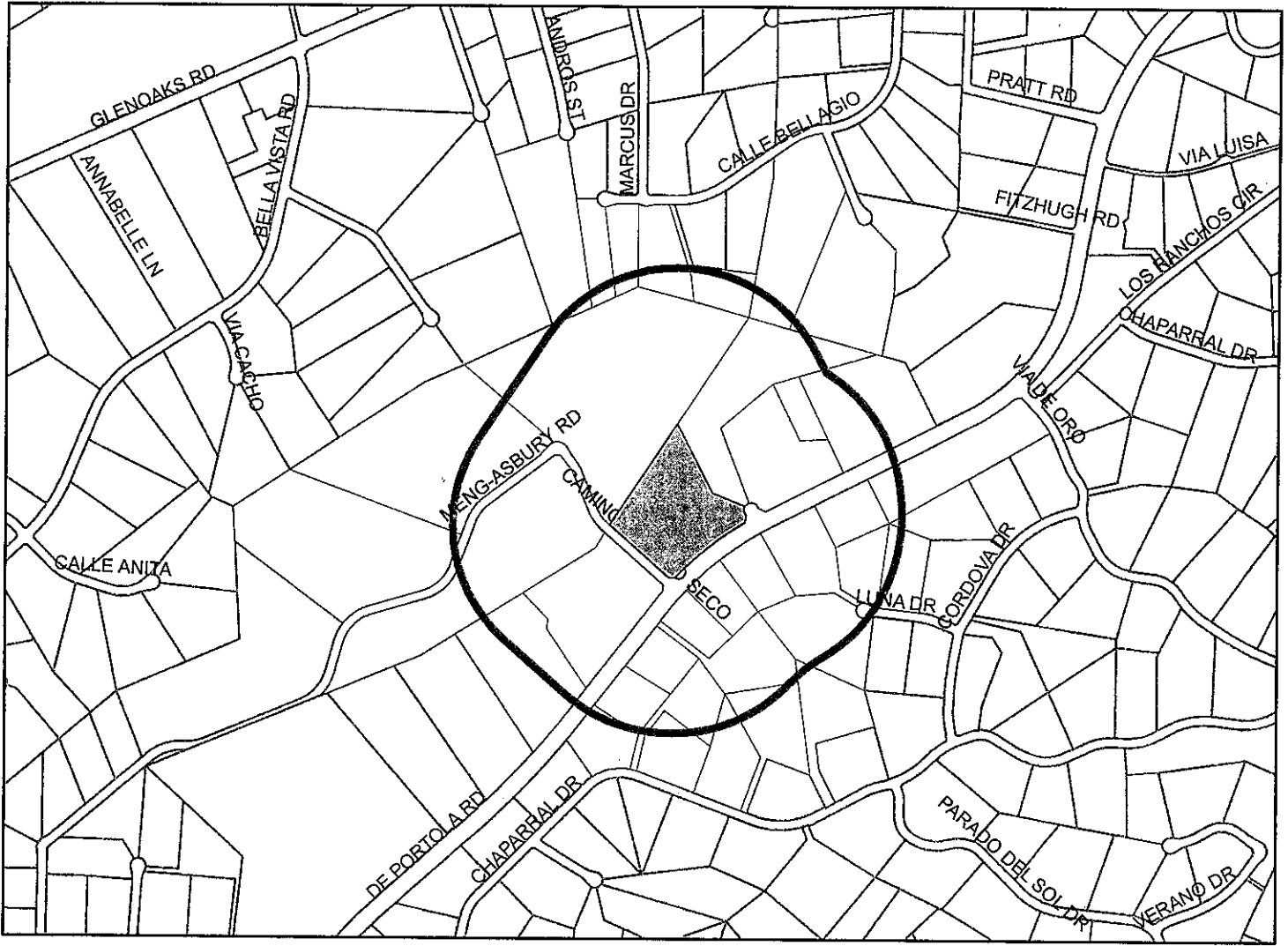
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 11/3/10   
EXPIRES 5/3/11

## 1000 feet buffer



### Selected Parcels

941-120-016	941-120-017	941-100-006	941-050-017	927-190-005	927-190-002	927-190-003	941-090-004	941-050-016	941-050-007
941-160-005	941-160-006	941-160-007	941-160-004	941-070-011	927-190-004	941-100-016	941-100-015	941-120-021	941-050-013
941-170-008	941-050-005	941-090-002	941-050-004	941-050-003	941-170-009	941-100-017	941-120-013	941-120-022	941-050-019
941-050-018	927-190-008	927-190-006	941-100-002	927-190-001	941-050-006	927-190-007			



1,250 625 0 1,250 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 941120016, ASMT: 941120016  
CHESTER GORMAN, ETAL  
39295 CALLE BELLAGIO  
TEMECULA CA. 92592

APN: 941090004, ASMT: 941090004  
GINO G CAMBEROS, ETAL  
P O BOX 892931  
TEMECULA CA 92589

APN: 941120017, ASMT: 941120017  
COASTAL ACQUISITION PARTNERS FUND 1  
C/O NICHOLAS MAGLIO  
7509 LA JOLLA BLV  
LA JOLLA CA 92037

APN: 941050016, ASMT: 941050016  
GLEN OAK HILLS COMMUNITY ASSN  
GLEN OAK HILLS COMMUNITY ASSN  
P O BOX 891  
TEMECULA CA 92589

APN: 941100006, ASMT: 941100006  
DANA R HOKANA  
P O BOX 893369  
TEMECULA CA 92589

APN: 941050007, ASMT: 941050007  
HARRIETT S TAFT  
37850 LUNA DR  
TEMECULA CA. 92592

APN: 941050017, ASMT: 941050017  
DEBORAH A ALLEN  
40225 DE PORTOLA RD  
TEMECULA CA. 92592

APN: 941160004, ASMT: 941160004  
JAMES CORONA, ETAL  
33320 HIGHWAY 79  
TEMECULA CA 92592

APN: 927190005, ASMT: 927190005  
DEREK T HAFF, ETAL  
39935 CHAPARRAL DR  
TEMECULA CA. 92592

APN: 941070011, ASMT: 941070011  
JAMES K WADE, ETAL  
39605 CHAPARRAL DR  
TEMECULA CA 92592

APN: 927190002, ASMT: 927190002  
DON R HODGE, ETAL  
P O BOX 892253  
TEMECULA CA 92589

APN: 927190004, ASMT: 927190004  
JOANN MACKAY, ETAL  
C/O CHARLES BRIER MACKAY  
40375 CHAPARRAL DR  
TEMECULA CA. 92592

APN: 927190003, ASMT: 927190003  
EDWARD J CARTAYA, ETAL  
39815 DE PORTOLA RD  
TEMECULA CA 92592

APN: 941100015, ASMT: 941100015  
JOHN DONALD BARBER, ETAL  
39780 CUSHMAN CIR  
TEMECULA CA. 92592



APN: 941120021, ASMT: 941120021  
JONATHAN DEBUS, ETAL  
39303 CALLE BELLAGIO  
TEMECULA CA. 92592

APN: 941100017, ASMT: 941100017  
NARONG SURAKUL  
40520 DEPORTOLA RD  
TEMECULA CA. 92592

APN: 941050013, ASMT: 941050013  
LARRY R MITCHINER  
41451 VIA CORDOVA DR  
TEMECULA CA. 92592

APN: 941120013, ASMT: 941120013  
PATRICK J JEFFRIES  
9300 CALLE BELLAGIO  
TEMECULA CA 92592

APN: 941170008, ASMT: 941170008  
LAVIGNA A DESTRA  
6530 KINGLET WAY  
CARLSBAD CA 92011

APN: 941120022, ASMT: 941120022  
PHYLLIS M HALL, ETAL  
39309 CALLE BELLAGIO  
TEMECULA CA. 92592

APN: 941050005, ASMT: 941050005  
LEIGHTON OBRIEN, ETAL  
1433 SW 344TH PL  
AUBURN WA 98023

APN: 941050019, ASMT: 941050019  
RAYMOND P TOTAH, ETAL  
3 COBALT DR  
DANA POINT CA 92629

APN: 941090002, ASMT: 941090002  
MARVIN L CLODT, ETAL  
PMB 70  
30520 RANCHO CA RD NO 107  
TEMECULA CA 92591

APN: 941050018, ASMT: 941050018  
RICHARD C BLASS, ETAL  
40125 DE PORTOLA RD  
TEMECULA CA. 92592

APN: 941050003, ASMT: 941050003  
MICHAEL MALDONADO, ETAL  
9057 LA ALBA DR  
WHITTIER CA 90603

APN: 927190008, ASMT: 927190008  
RYAN GABRIEL MOSELEY, ETAL  
952 EVANS AVE  
SUMMERLAND BC  
CANADA V0H 1Z4 0

APN: 941170009, ASMT: 941170009  
MICHELLE M FISHER  
P O BOX 771  
RANCHO MIRAGE CA 92270

APN: 927190006, ASMT: 927190006  
SCOTT A WIESE, ETAL  
40085 CHAPARRAL DR  
TEMECULA CA. 92592



APN: 941100002, ASMT: 941100002  
SILVIA PILAR FLORES YABAR, ETAL  
18465 BERRY RD  
RIVERSIDE CA 92508

APN: 927190001, ASMT: 927190001  
THOMAS PETER HARRIS  
39855 DE PORTOLA RD  
TEMECULA CA. 92592

APN: 941050006, ASMT: 941050006  
WILLIAM LEE, ETAL  
37840 LUNA DR  
TEMECULA CA. 92592

APN: 927190007, ASMT: 927190007  
WILLIAM MARLER, ETAL  
39955 CHAPARRAL DR  
TEMECULA CA. 92592

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Temecula Wine Growers  
P.O. Box 1601  
Temecula, CA 92593

ATTN: Jeffrey R. Leatherman  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

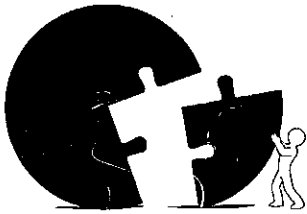
Applicant/Eng-Rep:  
Ron Virgilio Designs  
508 S. Smith Ave. Ste. 206  
Corona, CA 92882

Owner:  
Wilmer & Silvia Yabar  
39788 Camino Arroyo Seco  
Temecula, CA 92592

Appellant  
The Corona Family Limited Partnership  
43915 Coronado Rd.  
Temecula, CA 92592



**FOR COUNTY CLERK'S USE ONLY**



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

"Masia De Yabar Winery" EA42098 and PP23896

Project Title/Case Numbers

Kinika Hesterly  
County Contact Person

(951) 955-1888  
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Ron Vergilio  
Project Applicant

508 S. Smith Ave, Suite 206, Corona, CA 92882  
Address

The project site is located in the Rancho California Community of the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

Project Location

Plot Plan No. 23896 proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Urban Regional Planner  
Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42098 ZCFG05452

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0812879

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: RON VERGILIO DESIGNS

\$64.00

paid by: CK 1136

paid towards: CFG05452 CALIF FISH & GAME: DOC FEE

CALIFORNIA FISH AND GAME FOR EA42098

at parcel #: 39788 CAMINO ARROYO SECO TEM

appl type: CFG3

By LJOHNSOR Nov 25, 2008 09:19  
posting date Nov 25, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1100911

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: RON VERGILIO DESIGNS \$33.75  
paid by: CK 1814  
paid towards: CFG05452 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA42098  
at parcel #: 39788 CAMINO ARROYO SECO TEM  
appl type: CFG3

By \_\_\_\_\_ Feb 01, 2011 16:07  
MGARDNER posting date Feb 01, 2011

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1008261

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: RON VERGILIO DESIGNS

\$2,010.25

paid by: CK 1642

paid towards: CFG05452 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA42098

at parcel #: 39788 CAMINO ARROYO SECO TEM  
appl type: CFG3

By \_\_\_\_\_ Jul 26, 2010 14:46  
MGARDNER posting date Jul 26, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)