

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
AESTHETICS Would the project				
1. Scenic Resources	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The project is located northerly of De Portola Road, southerly of Glen Oaks Road, easterly of Bella Vista, and westerly of Avenida Bogota, which are not designated County Scenic Highways. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant or have single family residential developments and are planned for similar residential development. The design of the proposed residential development will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The proposed project will not 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 project will be developed pursuant to Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County				

Ordinance No. 655?

Source: GIS database, Ord. No. 655

Findings of Fact: According to the RCIP, the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50. PLANNING.25)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

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?

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact: 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 project proposes a residential development and is in the immediate proximity of similar planned uses and would therefore not generate any unacceptable light levels.

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 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)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in

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conversion of Farmland, to non-agricultural use?

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The proposed subdivision is not located on property designated by the 1990 census as Farmland and is not located within an agricultural preserve. The project is not located within the boundaries of land designated as prime, unique, or statewide important farmland (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the County. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. The project is not located within 300 feet of agriculturally zoned property and will not conflict with any existing agricultural use or a Williamson Act contract.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 22 residential units, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According

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to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County. (COA 10.BS GRADE.4)

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?

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 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?

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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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Source: GIS Database, Site Visit, PDB03969 – "Habitat Assessment", prepared by L&L, dated August 17, 2005, PDB04093 – "Focused Survey for Least Bells Vireo, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo", prepared by L&L, dated September 21, 2005

Findings of Fact: 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. The project required a general biological study to be prepared and a focused survey for Least Bells Vireo, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo. The project will not result in adverse impacts on MSHCP-listed plan or animal species.

No natural water exists on this site, however, a mapped blue line stream cuts through the central portion of the site. A Determination of Biologically Equivalent or Superior Preservation (DBESP) was required.

During the field studies conducted by L&L, no Least Bells Vireo or Southwestern Willow Flycatchers were observed on site and no suitable habitat for Yellow-billed Cuckoo was present. A California gnatcatcher was observed on site. Small mammal burrows were present and suitable burrowing owl habitat was observed. No species of animal or plant listed as endangered or threatened was observed or is expected on-site. Therefore, no impacts related to sensitive wildlife species are anticipated.

Mitigation: A conservation easement must be created encompassing all areas mapped as "MSHCP Riparian and MSHCP Riverine". A note shall be placed on the Environmental Constraints Sheets stating that no disturbance may occur within the boundaries of the constraints area. In addition, prior to grading, a mitigation and monitoring plan must be submitted to and approved by the Environmental Programs Department. Prior to the issuance of grading permits, written notification shall be provided that the appropriate CFG notification pursuant to Sections 1601/1603 has taken place. (COA 50.EPD.3, 50.EPD.4, 60.EPD.3, 50.EPD.4, 60.PLANNING.14, and 60.PLANNING.15)

Monitoring: Monitoring shall be conducted through the Environmental Programs Department and the Planning Department.

CULTURAL RESOURCES Would the project

7. Historic Resources	<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: Site visit, Project Application Materials, "Historical/ Archaeological Resources Survey Report", prepared by CRM Tech, dated August 2, 2005

Findings of Fact: The project site contains no records of any historic resources that are found to be significant. The proposed project would not cause 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.

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8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, "Historical/ Archaeological Resources Survey Report", prepared by CRM Tech, dated August 2, 2005

Findings of Fact: An onsite survey, conducted July 2005, did not result in any archaeological resources discoveries. Numerous cultural resource studies have been completed within a 1-mile radius of the project site and have resulted in the discovery of archaeological resources ranging from relatively minor to being of significant importance and requiring extensive preservation. Although no significant identifiable resources were located above ground during the survey, the relatively high number of archaeological sites in the area suggests that the likelihood of resources being discovered during the grading process is a possibility.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist for consultation and monitoring during grading activities. In addition, a tribal monitor from Pechanga Band of Luiseno Indians shall be present. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (COA 60.PLANNING.25, 60.PLANNING.27, 60.PLANNING.28)

Monitoring: Monitoring shall be done by the Planning Department and the Building and Safety Department.

9. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high.

Mitigation: The project has been conditioned to retain a qualified paleontologist prior to grading consultation during grading activities. (COA: 60.PLANNING.10)

Monitoring: Monitoring shall be done by the Planning Department and the Building and Safety Department.

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GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable
 U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

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?

A-P Zones NA PS U R
 CFH Zones NA PS U R

Source: RCIP Fig. S-2 "Earthquake Fault Study Zones", GIS, Project Review, and GEO No. 1509

Findings of Fact: No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

NA S PS U R

Source: RCIP Figure S-3 "Generalized Liquefaction", and GEO No. 1509

Findings of Fact: The County Geologic Report (GEO) No. 1509 was prepared for TR33300 by Krazan & Associates, dated January 17, 2005. The report concluded that the potential for liquefaction is moderate within the northern alluvial area (Lots 1 and 3). With the incorporation of the recommended conditions, the impact will be reduced to a less than significant level.

Mitigation: The proposed residential structures on Lots 1 and 3 shall be constructed entirely on recompacted colluvium and Pauba sandstone. In addition the building setback for structures located adjacent to alluvial areas shall be a minimum of 10 feet from the top of the slope. (COA 10.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

12. Ground-shaking Zone

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Strong seismic ground shaking?
 NA S PS U R

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The site is subject to peak horizontal ground acceleration of 0.45g resulting from a maximum magnitude earthquake of 6.8m. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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?

NA S PS U R

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The proposed cut or fill slopes exceed the minimum required factors of safety, thus the project is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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: Resolution No. 94-125, RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

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Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: Site visit, Project Application

Findings of Fact: The project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The project area includes hilly terrain and the pad elevations follow this hilly terrain so the project will not require an extensive amount of grading. The project does not propose slopes greater than 2:1 or higher than 10 feet. Grading will not negate or affect the subsurface sewage disposal systems. Furthermore, the design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes 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.

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?

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?

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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BSGRADE.2, 60.BSGRADE.12)

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (COA 60.BSGRADE.2, 60.BSGRADE.12)

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

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.4)

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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HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

Findings of Fact: During construction there is a limited potential for accidental release of construction-related products, although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed residential use would not result in any activities or uses that would pose a significant potential health hazard to the local population through the release of hazardous materials into the environment. According to the RCIP, no sources of existing health hazards are known to exist on the project site or in the vicinity. In addition, the project site does not contain a listed hazardous materials site. Therefore, no potential exists to expose people to such sources.

The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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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: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: The project is not located within a high fire area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A major watercourse bisects the site from east to west and the project design with respect to drainage shall be based on avoidance for this major watercourse. Only road fill and road culverts may be placed in the flood hazard area.

A revised report titled "Floodplain Study Hydrology and Hydraulic Calculations" for TR 33300 was submitted to the District on February 15th, 2006. This report contains both pre-and post-development hydraulic runs for the watercourse. This report is flawed and will need to be corrected and resubmitted at the plan check stage. However, the report is sufficiently complete to demonstrate the grading shown on the tentative map is clear of the 100-year floodplain limits. A final hydraulic analysis shall be submitted to the Flood Control District along with grading plans prior to issuance of grading permit/s. No fill except as required for the road crossings will be allowed within the 100-year floodplain limits based on existing topography as shown on the tentative map exhibit. These limits are shown on a revised Amended 2 exhibit submitted to the District February 15, 2006.

An acceptable revised preliminary Water Quality Management Plan (WQMP) for TR 33300 was submitted to the District on February 15th 2005. The applicant proposes a dry swale on each lot to mitigate for the hydrologic conditions of concern and mitigate for the pollutant phosphorous. The WQMP site plan shows a cross section of the dry swale and a conceptual grading detail of how each lot will drain to the swale. In addition, two dry swales are located alongside the roadways to mitigate for the proposed streets. These swales need to be constructed entirely within road right of way.

This site is located within the bounds of the Murrietta 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 \$1179 per acre, the fee due will be based on the fee in effect at the time of payment. (COA 10.FLOOD RI.1)

The project will not substantially alter the existing drainage pattern of the site or area, 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. The project will contribute to runoff water that would exceed the capacity of existing or planned storm water drainage systems and provide additional resources of polluted runoff. The following mitigation measures will reduce the potential impacts of storm water runoff to less than significant levels.

Mitigation: The project shall record sufficient documentation to advise purchasers of any lot within the subdivision for the maintenance of the drainage facility within the drainage easements. In addition,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions." (COA 10.FLOOD RI.7, 50.FLOOD RI.3)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

24. 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: RCIP 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

Findings of Fact: The project will not substantially alter the existing drainage pattern of the site or area. The project will not change the absorption rates or the rate and amount of surface runoff. The project will not expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will not change the amount of surface water in any water body. All potential impacts are considered to be less than significant due to restricted development around, and within, the floodplain limits.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS, Project Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed use is compliant with the current land use designation of Estate Density Residential (EDR-RC) in the Southwest Area Plan. The project is not located within a city sphere of influence.

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
26. Planning	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The proposed change of zone from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2) will make the tentative tract map consistent with the RCIP land use designation of Estate Density Residential – 2 Acre Minimum (EDR-RC). The proposed subdivision will not result in an alteration of the present and future planned land use of the area. The project site is not adjacent to an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure OS-5 "Mineral Resources Area"

Findings of Fact: The project is located in an area where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area.

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

28. Airport Noise

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: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: 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; or 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.

29. Railroad Noise

NA A B C D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The proposed project is not located adjacent to significant highway that would cause a noise impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project description and materials

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. 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?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project materials and description

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact: The project site is currently vacant and will not displace a substantial number of existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential development in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA: 10.PLANNING.15)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.15)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Unified School District

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 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. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.80.PLANNING.21)

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.

37. Libraries

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

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.15)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

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

Findings of Fact: The use of the proposed 47.58-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. The presence of medical communities generally corresponds with the increase in population associated with the new development. 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

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

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

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. This project will not 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. The project is located within the boundaries of the County Service Area 149 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: No county designated trails are proposed on site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will generate traffic to the area and regional transportation system. There may be temporary traffic delays during street improvements for Avenida Brisa, Avenida Bogota, and Bella Vista Road, but the delays will cease upon completion of construction. The project is not anticipated to have any significant traffic or circulation impacts. The project has been conditioned for dedication and improvements to Avenida Brisa, Avenida Bogota, and Bella Vista Road, which is standard to all schedule "C" tract maps as established by Ordinance 460. These standard requirements are not considered mitigation for CEQA implementation purposes. The Riverside County Transportation Department did not require a Traffic Study for the project proposal and deemed the project as designed to protect public health, safety, and welfare. Adequate parking will be provided on-site as required by the parking code for residential use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There are no bike trails in the vicinity of the project site. The proposed project shall not have an adverse impact on the bike trail system within Riverside County.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. 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.

44. Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The proposed project will not require or result in the construction of new wastewater treatment facilities, including expansion of existing facilities. The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision. With incorporation of the recommended mitigation measures, the project will have a less than significant impact on the environment.

Mitigation: Prior to issuance of grading permit, the following information shall be addressed where Subsurface Septic Sewage Disposal is intended: 1) the proposed cuts and/or fills in area of the sewage disposal systems; 2) The primary sewage disposal system and its 100% expansion area; 3) the elevation of the individual building pads in reference to the elevation of the sewage disposal system; 4) the original title line to be installed and all required expansion are shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed; and 5) the appropriateness of the grading plan with regard to the soils percolation engineer's report. These plans are to be submitted to the Department of Environmental Health for approval. The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count. (COA 60.E HEALTH.3, 60.E HEALTH.4)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: The proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The Riverside County Waste Management Department recommends green waste should be kept separate from other waste types and either composted onsite or to a composting operation location, the use of mulch and/or compost in the development and maintenance of landscaped areas, and construction and demolition waste should be reduced by the use of onsite grinders.

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
46. 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: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER				
47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

OTHER

48. Other:

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

OTHER

49. Other:

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE

50. 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, Application materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

51. 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

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.

52. 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)?

Source: Staff review, project application

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.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

RCIP: Riverside County Integrated Project

"Historical/ Archaeological Resources Survey Report", prepared by CRM Tech, dated August 2, 2005

PDB03969 – "Habitat Assessment", prepared by L&L, dated August 17, 2005

PDB04093 – "Focused Survey for Least Bells Vireo, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo", prepared by L&L, dated September 21, 2005

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

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

Y:\Planning Case Files-Riverside office\TR33300\EA40080.doc

CONDITIONS OF APPROVAL FOR TR33300

Online Services

Results for TR33300 as of 8/6/2012 5:40:12 PM

10. EVERY 001
GENERAL CONDITIONS

MAP - DEFINITIONS

Status:
INEFFECT

Conditions:
Informational

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33300 shall be henceforth defined as follows:

CHANGE OF ZONE = Change of Zone No. 7130, EXHIBIT A, dated March 8, 2005.

TENTATIVE MAP = Tentative Tract Map No. 33300, Amended No. 2, dated December 15, 2005.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY 002
GENERAL CONDITIONS

MAP - PROJECT DESCRIPTION

Status:
INEFFECT

Conditions:
Informational

The land division hereby permitted is a Schedule C subdivision of 47.58 acres into 22 lots with a minimum lot size of two acres, and an overall density of 0.46 dwelling units/acre.

10. EVERY 003
GENERAL CONDITIONS

MAP - HOLD HARMLESS

Status:
INEFFECT

Conditions:
Informational

The land divider 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider 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 land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY 006
GENERAL CONDITIONS

MAP - 90 DAYS TO PROTEST

Status:
INEFFECT

Conditions:
Informational

The land divider 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 the approval or conditional approval of this project.

10.BS GRADE 001
GENERAL CONDITIONS

MAP-GIN INTRODUCTION

Status:
INEFFECT

Conditions:
Informational

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE 002 **MAP-G1.2 OBEY ALL GDG REGS** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE 003 **MAP-G1.3 DISTURBS NEED** **Status:** **Conditions:**
GENERAL CONDITIONS **G/PMT** **INEFFECT** **Informational**

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE 004 **MAP-G1.6 DUST CONTROL** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE 005 **MAP-G2.5 2:1 MAX SLOPE RATIO** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE 006 **MAP-G2.8MINIMUM DRNAGE** **Status:** **Conditions:**
GENERAL CONDITIONS **GRAD** **INEFFECT** **Informational**

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE 007 **MAP-G2.9DRNAGE & TERRACING** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

10.BS GRADE 008 **MAP-G2.10 SLOPE SETBACKS** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

10.FIRE 001
GENERAL CONDITIONS

MAP-#50-BLUE DOT REFLECTORS

Status:
INEFFECT

Conditions:
Informational

Blue retroreflective pavement markers shall be mounted on private streets, 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 002
GENERAL CONDITIONS

MAP-#16-HYDRANT/SPACING

Status:
INEFFECT

Conditions:
Informational

Schedule C fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

10.FLOOD RI 001
GENERAL CONDITIONS

MAP FLOOD HAZARD REPORT

Status:
INEFFECT

Conditions:
Informational

Tract Map 33300 is a proposal to divide 47.58 acres into residential lots in the Southwest Area. The project site is located south of Glenoaks Road, easterly of Bellavista Road and westerly of De Portola Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A major watercourse bisects the site from east to west and the project design with respect to drainage shall be based on avoidance for this major watercourse. Only road fill and road culverts may be placed in the flood hazard area.

A revised report titled "Floodplain Study Hydrology and Hydraulic Calculations" for TR 33300 was submitted to the District on February 15th, 2006. This report contains both pre-and post-development hydraulic runs for the watercourse. This report is flawed and will need to be corrected and resubmitted at the plan check stage. However, the report is sufficiently complete to demonstrate the grading shown on the tentative map is clear of the 100-year floodplain limits. A final hydraulic analysis shall be submitted to the Flood Control District along with grading plans prior to issuance of grading permit/s. No fill except as required for the road crossings will be allowed within the 100-year floodplain limits based on existing topography as shown on the tentative map exhibit. These limits are shown on a revised Amended 2 exhibit submitted to the District February 15, 2006.

An acceptable revised preliminary Water Quality Management Plan (WQMP) for TR 33300 was submitted to the District on February 15th 2005. The applicant proposes a dry swale on each lot to mitigate for the hydrologic conditions of concern and mitigate for the pollutant phosphorous. The WQMP site plan shows a cross section of the dry swale and a conceptual grading detail of how each lot will drain to the swale. In addition, two dry swales are located alongside the roadways to mitigate for the proposed streets. These swales need to be constructed entirely within road right of way.

This site is located within the bounds of the Murrietta 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 \$1179 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 003 **MAP 10 YR CURB - 100 YR ROW** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI 004 **MAP 100 YR SUMP OUTLET** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI 005 **MAP PERP DRAINAGE PATTERNS** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI 006 **MAP COORDINATE DRAINAGE DESIGN** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI 007 **MAP OWNER MAINT NOTICE** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the

final map.

10.FLOOD RI 009
GENERAL CONDITIONS

MAP MAJOR FACILITIES

Status:
INEFFECT

Conditions:
Informational

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI 014
GENERAL CONDITIONS

**MAP WATERS OF THE US (NO
FEMA)**

Status:
INEFFECT

Conditions:
Informational

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI 016
GENERAL CONDITIONS

**MAP SUBMIT FINAL WQMP
=PRELIM**

Status:
INEFFECT

Conditions:
Informational

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 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 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.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised 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 018
GENERAL CONDITIONS

MAP WQMP ESTABL MAINT
ENTITY

Status:
INEFFECT

Conditions:
Informational

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's 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.

10.PLANNING 001
GENERAL CONDITIONS

MAP - GEO NO. 1509

Status:
INEFFECT

Conditions:
Informational

County Geologic Report (GEO) No. 1509, submitted for this project (TR33300), was prepared by Krazan & Associates and is entitled: "Geotechnical Engineering Investigation, Proposed Bella Glen Residential Development, Glenoaks Road and Bella Vista Road, Rancho California, California, dated January 17, 2005. In addition, Krazan & Associates submitted the following reports for this project:

1."Response to County Review Comments, Proposed Bella Glen Residential Development, Glenoaks Road and Bella Vista Road, Rancho California, California," dated September 23, 2005.

2."Second Response to County Review Comments, Proposed Bella Glen Residential Development, Glenoaks Road and Bella Vista Road, Rancho California, California," dated November 4, 2005.

GEO No. 1509 concluded:

1.The site is subject to peak horizontal ground acceleration of 0.45g resulting from a maximum magnitude earthquake of 6.8m.

2.Seismic design parameters were presented in the report.

3.The liquefaction analysis indicated that the loose sandy soils from depths of 15 to 30 feet within the northerly alluvial area (Lots 1 and 3) have a moderate potential for liquefaction.

GEO No. 1509 recommended:

- 1.Seismic risk can be reduced through adherence to the Uniform Building Code, seismic design measures.
- 2. Planned cut slopes should expose dense, massive pauba formation (silty sandstone), and should be stable as designed.
- 3.The geotechnical consultant should evaluate cut slopes when grading plans are developed.
- 4. The proposed residential structures on Lots 1 and 3 shall be constructed entirely on recompacted colluvium and Pauba sandstone, rather alluvium.
- 5.The building setback for structures located adjacent to alluvial areas shall be a minimum of 10 feet from the top of the slope.
- 6.Also, flexible utility connections shall be used for these structures.

GEO No. 1509 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1509 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for the subject tract. The ECS should include a note indicating that County Geologic Report (CGR) No. 1509 was prepared for this tract and identified that there is liquefaction potential. This potential affects proposed Lots 1 and 3. The note should also indicate that CGR No. 1509 recommended specific mitigation measures to be incorporated into the design and construction of this project.

10.PLANNING 002
GENERAL CONDITIONS

MAP - MAP ACT COMPLIANCE

Status:
INEFFECT

Conditions:
Informational

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule C, unless modified by the conditions listed herein.

10.PLANNING 003

MAP - FEES FOR REVIEW

Status:

Conditions:

GENERAL CONDITIONS

INEFFECT

Informational

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county 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 005
GENERAL CONDITIONS

MAP - LANDSCAPE MAINTENANCE

Status:
INEFFECT

Conditions:
Informational

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING 009
GENERAL CONDITIONS

MAP - ZONING STANDARDS

Status:
INEFFECT

Conditions:
Informational

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-2 zone.

10.PLANNING 015
GENERAL CONDITIONS

MAP - ORD NO. 659 (DIF)

Status:
INEFFECT

Conditions:
Informational

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING 016
GENERAL CONDITIONS

MAP - ORD 810 OPN SPACE FEE

Status:
INEFFECT

Conditions:
Informational

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth

policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING 018 **MAP - SUBMIT BUILDING PLANS** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING 024 **MAP - OFFSITE SIGNS ORD 679.4** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING 025 **MAP - RES. DESIGN STANDARDS** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-2 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 100 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 2 acres.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING 026 **MAP - NPDES COMPLIANCE (1)** **Status:** **Conditions:**
GENERAL CONDITIONS **INEFFECT** **Informational**

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING 027
GENERAL CONDITIONS

MAP - REQUIRED MINOR PLANS

Status:
INEFFECT

Conditions:
Informational

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING 028
GENERAL CONDITIONS

MAP - DESIGN GUIDELINES

Status:
INEFFECT

Conditions:
Informational

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING 029
GENERAL CONDITIONS

**MAP - NO OFF-ROAD USES
ALLOWED**

Status:
INEFFECT

Conditions:
Informational

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall

not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.TRANS 001 **MAP - TS/EXEMPT** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

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

10.TRANS 002 **MAP - DRAINAGE 1** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS 003 **MAP - DRAINAGE 2** **Status:** **Conditions:**
 GENERAL CONDITIONS **INEFFECT** **Informational**

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS 007 **MAP - STD INTRO 3(ORD** **Status:** **Conditions:**
 GENERAL CONDITIONS **460/461)** **INEFFECT** **Informational**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider 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 Standards (Ordinance 461). It is understood that the tentative map 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 map 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.

20.PLANNING 002 **MAP - EXPIRATION DATE** **Status:** **Conditions:**
 PRIOR TO A CERTAIN DATE **INEFFECT** **Outstanding**

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50.E HEALTH 001
PRIOR TO MAP
RECORDATION

MAP - SOILS RPT ACCEPT

Status:
INEFFECT

Conditions:
Outstanding

As addressed in the preliminary soil feasibility report, after rough grading is complete provide a supplemental soils feasibility report for review and approval by the Department of Environmental Health.

50.EPD 002
PRIOR TO MAP
RECORDATION

MAP - ECS PREP

Status:
INEFFECT

Conditions:
Outstanding

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

50.EPD 003
PRIOR TO MAP
RECORDATION

MAP - ECS CONDITION

Status:
INEFFECT

Conditions:
Outstanding

The constrained areas will conform to the areas mapped as "MSHCP Riparian" and "MSHCP Riverine" on Figure 6 of the document prepared by L&L Environmental, Inc. on October 20, 2005 revised November 16, 2005 and January 26, 2006 entitled "Determination of Biologically Equivalent or Superior Preservation of Riparian/Riverine Habitat for the Bellaglen Project, Riverside County, California." These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"The only allowable activity within this area will be Riparian/Riverine restoration and monitoring associated with a mitigation plan approved by the Environmental Programs Department."

"With the exception of the above mentioned restoration and monitoring, no

disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"County Biological Report No. PDB04143 was prepared for this property on 10-20-2005 by L&L Environmental, Inc. and is on file at the County of Riverside Environmental Programs Department. Biological Resources requiring protection include, but are not limited to, Riparian/Riverine. The property is subject to biological resources restrictions based on the results of the report."

50.EPD 004
PRIOR TO MAP
RECORDATION

MAP - CONSERVATION EASMENT

Status:
INEFFECT

Conditions:
Outstanding

A conservation easement must be created that encompasses all areas mapped as "MSHCP Riparian" and "MSHCP Riverine" on Figure 6 of the document prepared by L&L Environmental, Inc. on October 20, 2005 revised November 16, 2005 and January 26, 2006 entitled "Determination of Biologically Equivalent or Superior Preservation of Riparian/Riverine Habitat for the Bellaglen Project, Riverside County, California." This conservation easement will be in favor of the property owner's association or other entity approved by the Environmental Programs Department (EPD). A copy of this easement must be provided to and approved by the EPD prior to map recordation.

50.FIRE 001
PRIOR TO MAP
RECORDATION

**MAP-#64-ECS-DRIVEWAY
ACCESS**

Status:
INEFFECT

Conditions:
Outstanding

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE 002
PRIOR TO MAP
RECORDATION

**MAP-#43-ECS-ROOFING
MATERIAL**

Status:
INEFFECT

Conditions:
Outstanding

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "B" material as per the California Building Code.

50.FIRE 003
PRIOR TO MAP

**MAP-#73-ECS-DRIVEWAY
REQUIR**

Status:
INEFFECT

Conditions:
Outstanding

RECORDATION

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.(access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE 004
PRIOR TO MAP
RECORDATION

MAP-#46-WATER PLANS

Status:
INEFFECT

Conditions:
Outstanding

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE 005
PRIOR TO MAP
RECORDATION

**MAP-#53-ECS-WTR
PRIOR/COMBUS**

Status:
INEFFECT

Conditions:
Outstanding

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FLOOD RI 002
PRIOR TO MAP
RECORDATION

MAP SUBMIT PLANS

Status:
INEFFECT

Conditions:
Outstanding

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.

50.FLOOD RI 003
PRIOR TO MAP
RECORDATION

MAP ONSITE EASE ON FINAL MAP

Status:
INEFFECT

Conditions:
Outstanding

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI 004
PRIOR TO MAP
RECORDATION

MAP OFFSITE EASE OR REDESIGN

Status:
INEFFECT

Conditions:
Outstanding

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI 005
PRIOR TO MAP
RECORDATION

**MAP WRITTEN PERM FOR
GRADING**

Status:
INEFFECT

Conditions:
Outstanding

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI 007
PRIOR TO MAP
RECORDATION

**MAP 3 ITEMS TO ACCEPT
FACILITY**

Status:
INEFFECT

Conditions:
Outstanding

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI 008
PRIOR TO MAP
RECORDATION

MAP ADP FEES

Status:
INEFFECT

Conditions:
Outstanding

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI 009
PRIOR TO MAP
RECORDATION

MAP SUBMIT FINAL WQMP

Status:
INEFFECT

Conditions:
Outstanding

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

50.PLANNING 001
PRIOR TO MAP
RECORDATION

MAP - ECS LIQUEFACTION

Status:
MET

Conditions:
Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1509, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING 002
PRIOR TO MAP
RECORDATION

MAP - CC&R RES POA COM. AREA

Status:
INEFFECT

Conditions:
Outstanding

In the event that the applicant chooses to create the conservation easement in favor of a property owner's association, the following condition will apply.

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the

Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described as the jurisdictional area easement, on TR33300, Amended No. 2, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this

Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING 004
PRIOR TO MAP
RECORDATION

MAP - PREPARE A FINAL MAP

Status:
MET

Conditions:
Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING 005
PRIOR TO MAP
RECORDATION

MAP - SURVEYOR CHECK LIST

Status:
MET

Conditions:
Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING 006
PRIOR TO MAP
RECORDATION

MAP - REQUIRED APPLICATIONS

Status:
INEFFECT

Conditions:
Outstanding

No FINAL MAP shall record until Change of Zone No. 7130 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone these figures are given as 18 inches and six inches respectively. Please clarify these conflicting values.

50.PLANNING 010
PRIOR TO MAP
RECORDATION

MAP - QUIMBY FEES (1)

Status:
INEFFECT

Conditions:
Outstanding

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 149 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING 015
PRIOR TO MAP
RECORDATION

MAP - FINAL MAP PREPARER

Status:
MET

Conditions:
Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING 016
PRIOR TO MAP
RECORDATION

MAP - ECS SHALL BE PREPARED

Status:
MET

Conditions:
Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING 023
PRIOR TO MAP
RECORDATION

**MAP - ECS NOTE MAP
CONSTRAINT**

Status:
MET

Conditions:
Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING 025
PRIOR TO MAP
RECORDATION

**MAP - ECS NOTE MT PALOMAR
LIGH**

Status:
MET

Conditions:
Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No.

655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING 040
PRIOR TO MAP
RECORDATION

MAP - FEE BALANCE

Status:
MET

Conditions:
Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING 050
PRIOR TO MAP
RECORDATION

MAP - ECS AFFECTED LOTS

Status:
MET

Conditions:
Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___."

50.TRANS 003
PRIOR TO MAP
RECORDATION

MAP - IMP PLANS

Status:
INEFFECT

Conditions:
Outstanding

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries 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.

50.TRANS 005
PRIOR TO MAP
RECORDATION

MAP - EASEMENT

Status:
INEFFECT

Conditions:
Outstanding

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS 011
PRIOR TO MAP
RECORDATION

MAP - STREET NAME SIGN

Status:
INEFFECT

Conditions:
Outstanding

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS 012
PRIOR TO MAP
RECORDATION

MAP - LANDSCAPING

Status:
INEFFECT

Conditions:
Outstanding

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Glenoaks Road. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS 013
PRIOR TO MAP
RECORDATION

MAP - SOILS 2

Status:
INEFFECT

Conditions:
Outstanding

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS 014
PRIOR TO MAP
RECORDATION

**MAP - INTERSECTION/50'
TANGENT**

Status:
INEFFECT

Conditions:
Outstanding

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS 017
PRIOR TO MAP
RECORDATION

MAP - STREET SWEEPING

Status:
INEFFECT

Conditions:
Outstanding

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS 018
PRIOR TO MAP
RECORDATION

MAP - LANDSCAPING APP. ANNEX

Status:
INEFFECT

Conditions:
Outstanding

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS 022
PRIOR TO MAP
RECORDATION

MAP - ASSESSMENT DIST 1

Status:
INEFFECT

Conditions:
Outstanding

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS 030
PRIOR TO MAP
RECORDATION

MAP- DEDICATIONS

Status:
INEFFECT

Conditions:
Outstanding

Interior Streets shall be improved within the dedicated right-of-way in accordance with draft County Standard 112, Section B. (32'/50') (modified)

50.TRANS 031
PRIOR TO MAP
RECORDATION

MAP- EXISTING MAINTAINED

Status:
INEFFECT

Conditions:
Outstanding

Glenoaks Road is a paved County maintained road and shall be improved with concrete curb-and-gutter located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with draft County Standard No. 94. (32'/50')

50.TRANS 032
PRIOR TO MAP
RECORDATION

MAP- PART-WIDTH

Status:
INEFFECT

Conditions:
Outstanding

Avenida Brisa and Avenida Bogota shall be improved with 32 feet of asphalt concrete pavement within a 45' foot part-width dedicated right-of-way in accordance with County Standard No. 104, Section B. (20'/30')

Bella Vista Road shall be improved with 34 feet of asphalt concrete pavement within a 47' foot part-width dedicated right-of-way in accordance with draft County Standard No. 103. (22'/37')

50.TRANS 033
PRIOR TO MAP
RECORDATION

MAP - ACCESS RESTRICTION

Status:
INEFFECT

Conditions:
Outstanding

Lot access shall be restricted on Glenoaks Road and so noted on the final map.

50.TRANS 035
PRIOR TO MAP
RECORDATION

MAP - UTILITY PLAN

Status:
INEFFECT

Conditions:
Outstanding

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. 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.

60.BS GRADE 001
PRIOR TO GRADING PRMT

MAP-G2.1 GRADING BONDS

Status:

Conditions:

ISSUANCE

INEFFECT

Outstanding

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE 002

PRIOR TO GRADING PRMT
ISSUANCE

MAP-G2.3SLOPE EROS CL PLAN

Status:

INEFFECT

Conditions:

Outstanding

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE 003

PRIOR TO GRADING PRMT
ISSUANCE

MAP-G2.4GEOTECH/SOILS RPTS

Status:

INEFFECT

Conditions:

Outstanding

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE 004

PRIOR TO GRADING PRMT
ISSUANCE

MAP-G2.7DRNAGE DESIGN Q100

Status:

INEFFECT

Conditions:

Outstanding

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE 007

PRIOR TO GRADING PRMT
ISSUANCE

MAP-G2.14OFFSITE GDG ONUS

Status:

INEFFECT

Conditions:

Outstanding

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE 012
 PRIOR TO GRADING PRMT
 ISSUANCE

MAP-G1.4 NPDES/SWPPP

Status:
INEFFECT

Conditions:
Outstanding

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE 013
 PRIOR TO GRADING PRMT
 ISSUANCE

MAP IMPORT/EXPORT

Status:
INEFFECT

Conditions:
Outstanding

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.E HEALTH 001
 PRIOR TO GRADING PRMT
 ISSUANCE

GRADE - HAZMAT PHASE II

Status:
NOTAPPLY

Conditions:
Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

60.E HEALTH 003
 PRIOR TO GRADING PRMT
 ISSUANCE

GRADE - PLAN REQMENTS

Status:
INEFFECT

Conditions:
Outstanding

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended: 1) The proposed cuts and/or fills in the areas of the sewage disposal systems. 2) The primary sewage disposal system

and its 100% expansion. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed. 5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

60.E HEALTH 004
PRIOR TO GRADING PRMT
ISSUANCE

GRADE - PLAN COPIES & SCALE

Status:
INEFFECT

Conditions:
Outstanding

A copy of the grading plan, duly signed by the soils engineer on a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data to include the 100% expansion, shall be submitted for the Department of Environmental Health review and approval.

60.EPD 002
PRIOR TO GRADING PRMT
ISSUANCE

- R/R OFFSITE MITIGATION

Status:
INEFFECT

Conditions:
Outstanding

The Determination of Biologically Equivalent or Superior Preservation allows for either on site or off site mitigation. In the event that the applicant elects to mitigate impacts to Riparian/Riverine off site, the following condition will apply.

Prior to the issuance of a grading permit, the applicant must provide documentation showing that the mitigation measures described within the Determination of Biologically Equivalent or Superior Preservation have been completed. The applicant has elected to provide the mitigation offsite by contributing to a mitigation bank. Written documentation provided must show that any and all mitigation measures have been completed. Purchase of the mitigation credits alone does not constitute completion of the mitigation. All restoration activities within the mitigation bank must be completed prior to the issuance of a grading permit.

60.EPD 003
PRIOR TO GRADING PRMT
ISSUANCE

- GRADING PLAN

Status:
INEFFECT

Conditions:
Outstanding

The areas mapped "MSHCP Riparian" and "MSHCP Riverine" on Figure 6 of the document prepared by L&L Environmental, Inc. on October 20, 2005 revised November 16, 2005 and January 26, 2006 entitled "Determination of Biologically Equivalent or Superior Preservation of Riparian/Riverine Habitat for the Bellaglen Project, Riverside County, California" will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department. These areas must also be flagged by a biologist to prevent any potential impacts during grading.

County Biological Report No. PDB04143 was prepared for this property on 10-20-2005 by L&L Environmental, Inc. and is on file at the County of Riverside

Environmental Programs Department. Biological Resources requiring protection include, but are not limited to, Riparian/Riverine. The property is subject to biological resources restrictions based on the results of the report.

60.EPD 004 - R/R ONSITE MITIGATION Status: **INEFFECT** Conditions: **Outstanding**
 PRIOR TO GRADING PRMT ISSUANCE

The Determination of Biologically Equivalent or Superior Preservation (DBESP) allows for either on site or off site Riparian/Riverine mitigation. In the event that the applicant elects to mitigate impacts to Riparian/Riverine on site, the following condition will apply.

A Riparian/Riverine mitigation and monitoring plan, as described within the DBESP, must be submitted to and approved by the Environmental Programs Department prior to the issuance of a grading permit. The plan must be submitted by a biologist who has an MOU with Riverside County.

60.FLOOD RI 002 MAP SUBMIT PLANS Status: **INEFFECT** Conditions: **Outstanding**
 PRIOR TO GRADING PRMT ISSUANCE

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review.

No fill except as required for the road crossings will be allowed within the 100-year floodplain limits based on existing topography as shown on the tentative map exhibit. The plans must receive District approval prior to the issuance of grading 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 003 MAP EROS CNTRL AFTER RGH Status: **INEFFECT** Conditions: **Outstanding**
 PRIOR TO GRADING PRMT ISSUANCE GRAD

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI 004 MAP OFFSITE EASE OR REDESIGN Status: **INEFFECT** Conditions: **Outstanding**
 PRIOR TO GRADING PRMT ISSUANCE

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI 006
 PRIOR TO GRADING PRMT
 ISSUANCE

MAP PHASING

Status:
INEFFECT

Conditions:
Outstanding

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI 007
 PRIOR TO GRADING PRMT
 ISSUANCE

MAP ADP FEES

Status:
INEFFECT

Conditions:
Outstanding

This project is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI 008
 PRIOR TO GRADING PRMT
 ISSUANCE

MAP SUBMIT FINAL WQMP

Status:
INEFFECT

Conditions:
Outstanding

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

60.PLANNING 002
 PRIOR TO GRADING PRMT
 ISSUANCE

MAP - BUILDING PAD GRADING

Status:
INEFFECT

Conditions:
Outstanding

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING 003
 PRIOR TO GRADING PRMT
 ISSUANCE

**MAP - HILLSIDE DEV.
 STANDARDS**

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING 004
 PRIOR TO GRADING PRMT
 ISSUANCE

**MAP - SLOPE GRADING
 TECHNIQUES**

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall cause grading plans to be prepared which show

all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING 005
PRIOR TO GRADING PRMT
ISSUANCE

**MAP - GRADING & BRUSHING
AREA**

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING 010
PRIOR TO GRADING PRMT
ISSUANCE

**MAP - PALEONTOLOGIST
REQUIRED**

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING 011
PRIOR TO GRADING PRMT
ISSUANCE

MAP - PLANNING DEPT REVIEW

Status:
INEFFECT

Conditions:
Outstanding

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a

copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING 014
PRIOR TO GRADING PRMT
ISSUANCE

**MAP - SECTION 1601/1603
PERMIT**

Status:
INEFFECT

Conditions:
Outstanding

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING 015
PRIOR TO GRADING PRMT
ISSUANCE

MAP - SECTION 404 PERMIT

Status:
INEFFECT

Conditions:
Outstanding

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING 017
PRIOR TO GRADING PRMT
ISSUANCE

MAP - SKR FEE CONDITION

Status:
INEFFECT

Conditions:
Outstanding

Prior to the issuance of a grading permit, the land divider/permit holder 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 47.58 acres (gross) in accordance with the TENTATIVE MAP. 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 021
PRIOR TO GRADING PRMT
ISSUANCE

MAP - FEE BALANCE

Status:
INEFFECT

Conditions:
Outstanding

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING 022
PRIOR TO GRADING PRMT
ISSUANCE

MAP - GRADING PLAN REVIEW

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING 025
PRIOR TO GRADING PRMT
ISSUANCE

**MAP - IF HUMAN REMAINS
FOUND**

Status:
INEFFECT

Conditions:
Outstanding

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 a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING 027
PRIOR TO GRADING PRMT
ISSUANCE

**MAP - NATIVE AMERICAN
MONITOR**

Status:
INEFFECT

Conditions:
Outstanding

A tribal monitor from the Pechanga Band of Luiseño Indians will be required on-site during all ground disturbing activities to be retained by the land divider/permit holder/developer/land owner. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the Pechanga Band of Luiseño and the land divider/permit holder/developer/land owner for the monitoring of the project. The monitor shall have the authority to monitor actively all project related grading and ground disturbing and shall have the authority to temporarily divert, redirect or halt grading activities to allow recovery of Native American resources. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

60.PLANNING 028
PRIOR TO GRADING PRMT
ISSUANCE

**MAP - ARCHAEOLOGIST
RETAINED**

Status:
INEFFECT

Conditions:
Outstanding

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by

the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING 040
PRIOR TO GRADING PRMT
ISSUANCE

MAP - NPDES COMPLIANCE (2)

Status:
INEFFECT

Conditions:
Outstanding

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING 041
PRIOR TO GRADING PRMT
ISSUANCE

MAP - REQUIRED APPLICATIONS

Status:
INEFFECT

Conditions:
Outstanding

No grading permits shall be issued until Change of Zone No. 7130 has been approved and adopted by the Board of Supervisors and has been made effective.

80.BS GRADE 001
PRIOR TO BLDG PRMT
ISSUANCE

MAP-G3.1NO B/PMT W/O G/PMT

Status:
INEFFECT

Conditions:
Outstanding

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

80.E HEALTH 001
PRIOR TO BLDG PRMT
ISSUANCE

USE - SEPTIC PLANS

Status:
INEFFECT

Conditions:
Outstanding

A set of three detailed grading plans drawn to scale (1" = 40') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic

tank sizing.

80.EPD 001

PRIOR TO BLDG PRMT
ISSUANCE

**MAP - MITIGATION
CONFIRMATION**

Status:
INEFFECT

Conditions:
Outstanding

The Determination of Biologically Equivalent or Superior Preservation (DBESP) allows for either on site or off site Riparian/Riverine mitigation. In the event that the applicant elects to mitigate impacts to Riparian/Riverine on site, the following condition will apply.

A biologist must submit documentation that the mitigation work described within the mitigation and monitoring plan has been completed.

80.FIRE 001

PRIOR TO BLDG PRMT
ISSUANCE

**MAP-#50C-TRACT WATER
VERIFICA**

Status:
INEFFECT

Conditions:
Outstanding

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FLOOD RI 002

PRIOR TO BLDG PRMT
ISSUANCE

MAP SUBMIT PLANS

Status:
INEFFECT

Conditions:
Outstanding

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building 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 003

PRIOR TO BLDG PRMT
ISSUANCE

MAP ADP FEES

Status:
INEFFECT

Conditions:
Outstanding

The project is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI 004 PRIOR TO BLDG PRMT ISSUANCE	MAP SUBMIT FINAL WQMP	Status: INEFFECT	Conditions: Outstanding
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A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.PLANNING 002 PRIOR TO BLDG PRMT ISSUANCE	MAP - ROOF MOUNTED EQUIPMENT	Status: INEFFECT	Conditions: Outstanding
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Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING 003 PRIOR TO BLDG PRMT ISSUANCE	MAP - BUILDING SEPARATION	Status: INEFFECT	Conditions: Outstanding
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Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach one (1) foot into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING 004 PRIOR TO BLDG PRMT ISSUANCE	MAP - SIDE YARD SETBACKS	Status: INEFFECT	Conditions: Outstanding
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All street side yard setbacks shall be a minimum of ten (10) feet.

80.PLANNING 005 PRIOR TO BLDG PRMT ISSUANCE	MAP - FRONT YARD LANDSCAPING	Status: INEFFECT	Conditions: Outstanding
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All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING 006 PRIOR TO BLDG PRMT ISSUANCE	MAP - UNDERGROUND UTILITIES	Status: INEFFECT	Conditions: Outstanding
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All utility extensions within a lot shall be placed underground.

80.PLANNING 008 PRIOR TO BLDG PRMT ISSUANCE	MAP - NO CROSS LOT DRAINAGE	Status: INEFFECT	Conditions: Outstanding
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Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING 014 PRIOR TO BLDG PRMT	MAP - CONFORM FINAL SITE PLAN	Status: INEFFECT	Conditions: Outstanding
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ISSUANCE

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING 021
PRIOR TO BLDG PRMT
ISSUANCE

MAP - SCHOOL MITIGATION

Status:
INEFFECT

Conditions:
Outstanding

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

80.PLANNING 029
PRIOR TO BLDG PRMT
ISSUANCE

MAP - FEE BALANCE

Status:
INEFFECT

Conditions:
Outstanding

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING 039
PRIOR TO BLDG PRMT
ISSUANCE

MAP - LANDSCAPE PLOT PLAN

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the County Service Area (CSA), prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the CSA No. 149 has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning

Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

PRIOR TO BLDG PRMT
ISSUANCE

MAP - MODEL HOME COMPLEX

Status:
INEFFECT

Conditions:
Outstanding

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation. 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING 042
PRIOR TO BLDG PRMT
ISSUANCE

MAP - BUILDING SEPARATION 2

Status:
INEFFECT

Conditions:
Outstanding

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING 043
PRIOR TO BLDG PRMT
ISSUANCE

MAP - FINAL SITE PLAN

Status:
INEFFECT

Conditions:
Outstanding

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE

DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING 044
PRIOR TO BLDG PRMT
ISSUANCE

MAP - Walls/Fencing Plans

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

- A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
- B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department. C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.
- D. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
- E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).
- F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,
- G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)
- H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.
- I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.
- K. Split rail fencing shall be used around the perimeter.

90.BS GRADE 001
PRIOR TO BLDG FINAL
INSPECTION

MAP-G4.1E-CL 4:1 OR STEEPER

Status:
INEFFECT

Conditions:
Outstanding

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE 002
PRIOR TO BLDG FINAL
INSPECTION

MAP-G4.2 1/2"/FT/3FT MIN

Status:
INEFFECT

Conditions:
Outstanding

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

90.FLOOD RI 002
PRIOR TO BLDG FINAL
INSPECTION

MAP BMP - EDUCATION

Status:
INEFFECT

Conditions:
Outstanding

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. 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, e-mail 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 003
PRIOR TO BLDG FINAL
INSPECTION

MAP IMPLEMENT WQMP

Status:
INEFFECT

Conditions:
Outstanding

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 total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.PLANNING 005
PRIOR TO BLDG FINAL
INSPECTION

**MAP - LANDSCAPING
COMPLIANCE**

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscap and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

90.PLANNING 012
PRIOR TO BLDG FINAL
INSPECTION

MAP - QUIMBY FEES (2)

Status:
INEFFECT

Conditions:
Outstanding

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 149.

90.PLANNING 013
PRIOR TO BLDG FINAL
INSPECTION

MAP - SKR FEE CONDITION

Status:
INEFFECT

Conditions:
Outstanding

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder 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 47.58 acres (gross) in accordance with TENTATIVE MAP. 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 014
PRIOR TO BLDG FINAL
INSPECTION

MAP - FENCE TREATMENT

Status:
INEFFECT

Conditions:
Outstanding

All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

90.PLANNING 020
PRIOR TO BLDG FINAL
INSPECTION

MAP - FENCING COMPLIANCE

Status:
INEFFECT

Conditions:
Outstanding

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING 027

PRIOR TO BLDG FINAL
INSPECTION

MAP- ROLL-UP GARAGE DOORS

Status:
INEFFECT

Conditions:
Outstanding

All residences shall have automatic roll-up garage doors.

90.TRANS 001
PRIOR TO BLDG FINAL
INSPECTION

MAP - WRCOG TUMF

Status:
INEFFECT

Conditions:
Outstanding

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS 002
PRIOR TO BLDG FINAL
INSPECTION

MAP - STREET SWEEPING

Status:
INEFFECT

Conditions:
Outstanding

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS 003
PRIOR TO BLDG FINAL
INSPECTION

MAP - UTILITY INSTALL

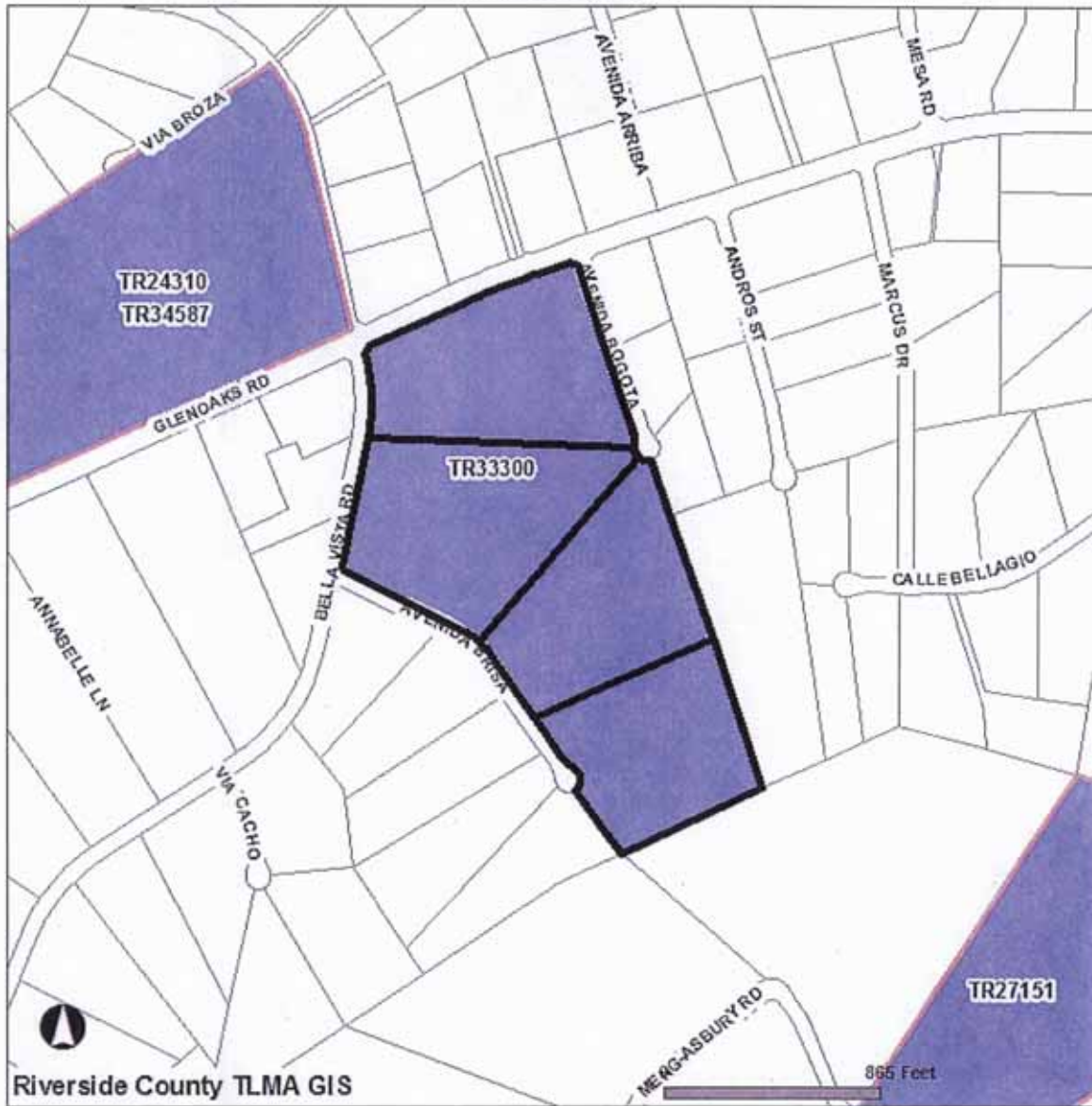
Status:
INEFFECT

Conditions:
Outstanding

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Tentative Tract 33300



Selected parcel(s):

941-130-005 941-130-006 941-130-007 941-130-008

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.

941-130-006

ADDRESS NOT AVAILABLE

941-130-007

ADDRESS NOT AVAILABLE

941-130-008

ADDRESS NOT AVAILABLE

STANDARD WITH PERMITS REPORT

APNs

941-130-005-5

941-130-006-6

941-130-007-7

941-130-008-8

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

941-130-005
ADDRESS NOT AVAILABLE

MAILING ADDRESS

941-130-005
C/O JOHN MCLAUGHLIN
711 E IMPERIAL HWY 200
BREA CA. 92821

941-130-006
C/O JOHN MCLAUGHLIN
711 E IMPERIAL HWY 200
BREA CA. 92821

941-130-007
C/O JOHN MCLAUGHLIN
711 E IMPERIAL HWY 200
BREA CA. 92821

941-130-008
C/O JOHN MCLAUGHLIN
711 E IMPERIAL HWY 200
BREA CA. 92821

LEGAL DESCRIPTION

APN: 941130005
RECORDED BOOK/PAGE: PM 55/71
SUBDIVISION NAME: PM 10552
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

APN: 941130006
RECORDED BOOK/PAGE: PM 55/71
SUBDIVISION NAME: PM 10552
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

APN: 941130007
RECORDED BOOK/PAGE: PM 55/71
SUBDIVISION NAME: PM 10552
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

APN: 941130008
RECORDED BOOK/PAGE: PM 55/71
SUBDIVISION NAME: PM 10552
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

941-130-005
RECORDED LOT SIZE IS 12.72 ACRES

941-130-006
RECORDED LOT SIZE IS 13.57 ACRES

941-130-007
RECORDED LOT SIZE IS 11.25 ACRES

941-130-008
RECORDED LOT SIZE IS 10.04 ACRES

PROPERTY CHARACTERISTICS

941-130-005
NO PROPERTY DESCRIPTION AVAILABLE

941-130-006
NO PROPERTY DESCRIPTION AVAILABLE

941-130-007
NO PROPERTY DESCRIPTION AVAILABLE

941-130-008
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID
PAGE: 930 GRID: F6, F7, G6, G7

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND
NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)
JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE
T7SR1W SEC 20

ELEVATION RANGE
1612/1680 FEET

PREVIOUS APN
941-130-005
941-130-001

941-130-006
941-130-002

941-130-007
941-130-003

941-130-008
941-130-004

PLANNING

LAND USE DESIGNATIONS
Zoning not consistent with the General Plan.
RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-A-2 (CZ 7130)

ZONING DISTRICTS AND ZONING AREAS
RANCHO CALIFORNIA AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

COASTAL SAGE SCRUB

GRASSLAND

RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

130

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED

COMMUNITIES

RANCHO CALIFORNIA

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

WINE COUNTRY #149 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 15.57 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

OTHER LANDS

TAX RATE AREAS

094147

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 149
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
BGR070504	ROUGH GRADING FOR TR33300, 22 LOTS	VOID
BGR070649	ROUGH GRADING FOR TR33300 ALL 22 LOTS	EXPIRED
BGR070649	ROUGH GRADING FOR TR33300 ALL 22 LOTS	EXPIRED
BGR070649	ROUGH GRADING FOR TR33300 ALL 22 LOTS	EXPIRED
BGR070649	ROUGH GRADING FOR TR33300 ALL 22 LOTS	EXPIRED
BGR090010	ROUGH GRADE FOR TR33300 LOTS 1-22 (EXPD BGR070649)	EXPIRED
BGR090010	ROUGH GRADE FOR TR33300 LOTS 1-22 (EXPD BGR070649)	EXPIRED
BGR090010	ROUGH GRADE FOR TR33300 LOTS 1-22 (EXPD BGR070649)	EXPIRED
BGR090010	ROUGH GRADE FOR TR33300 LOTS 1-22 (EXPD BGR070649)	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG03535	EA40080 FOR TR33300 CZ07130	PAID
CZ07130	CHANGE ZONE FROM R-R TO R-A-2 FOR TR33300	APPROVED
EA40080	EA FOR TR33300 CZ07130	APPROVED
GEO01509	GEO REPORT PER TRACT CORRECTIONS	APPROVED
TR33300	SCHED A DIVISION 47.6 AC. INTO 22 SFR & 1 OS LOT.	APPROVED

REPORT PRINTED ON... Mon Aug 06 17:47:08 2012
Version 120530

**Group L Adjacent Parcel Summary
Wine Country Community Plan**

Assessor's Parcel Number	Acreage
943-030-005	4.08
943-030-006	4.11
943-030-007	4.80
943-030-008	4.81
943-030-009	19.97
943-030-010	19.26
943-030-011	18.34
943-050-011	4.71
943-050-012	4.78
943-050-013	4.41
943-050-014	4.64
943-050-015	4.74
943-050-016	4.80
943-050-017	4.63
943-050-019	19.12
943-050-020	2.48
943-050-021	2.13
943-060-010	90.76
943-060-011	26.47
943-060-012	18.31
943-130-006	4.91
943-130-007	4.86
943-130-008	5.42
943-130-009	9.32
943-130-010	19.18
943-140-005	6.49
943-140-006	4.85
943-140-007	4.77
943-140-009	19.29
943-140-010	17.12
943-140-012	2.00
943-140-013	1.75
943-140-014	1.96
964-180-001	127.02
964-180-002	19.66
964-180-003	61.06
964-180-004	13.59
964-180-005	14.09

**Group L Adjacent Parcel Summary
Wine Country Community Plan**

964-180-007	20.04
964-180-008	12.13
964-180-015	112.21
964-180-016	8.33
964-180-017	26.42
964-180-018	41.08
964-180-019	29.98
964-180-020	30.58
964-180-021	3.92
964-180-022	25.19
964-180-023	20.99
964-180-024	10.02
964-180-025	12.28
964-180-026	23.61
964-180-027	33.71
964-180-028	19.18
964-180-029	4.80
964-180-032	10.63
964-180-033	19.61
964-180-034	1.31
964-180-035	1.93
964-180-037	3.44
964-180-038	179.21
Average Parcel Size in Acres	20.58
Percentage of Parcels < 10 Acres	47.54%
Percentage of Parcels > 10 Acres	52.46%
Percentage of Parcels < 5 Acres	40.98%
Percentage of Parcels > 5 Acres	59.02%
Percentage of Parcels < 2.5 Acres	11.48%
Percentage of Parcels > 2.5 Acres	88.52%
Note: All acreage taken from Assessor Parcel Maps	

925-02
943-03

958
BK
9A
T.R.A. 094-146

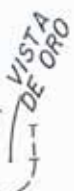
SEC. 21

PAUBA RANCHO
SEC. 28 T.7 S.R.2W

PM 11/73



05



PM 12757-58 Parcel Map No. 17957
PM 14/93-95 Amended Parcel Map
DATA: PM04/32-34

DATE	OLD NO	NEW NO
3-82	2	2-8
4-28	1,2,4	3-11,37

ASSESSOR'S MAP BK 943 PG. 03
RIVERSIDE COUNTY, CALIF.

04

05

R.G.

S.F.P.'R1

943-05
925-02

TRA. 094-146
21 22 27

SEC. 27, 28, T.7S., R.2W.
POR. TRACT OF RANCHO PAUBA

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. A SEPARATE PANEL MAY NOT COMPLY WITH LOCAL LOT-PLAT OR BUILDING SITE ORDINANCES.



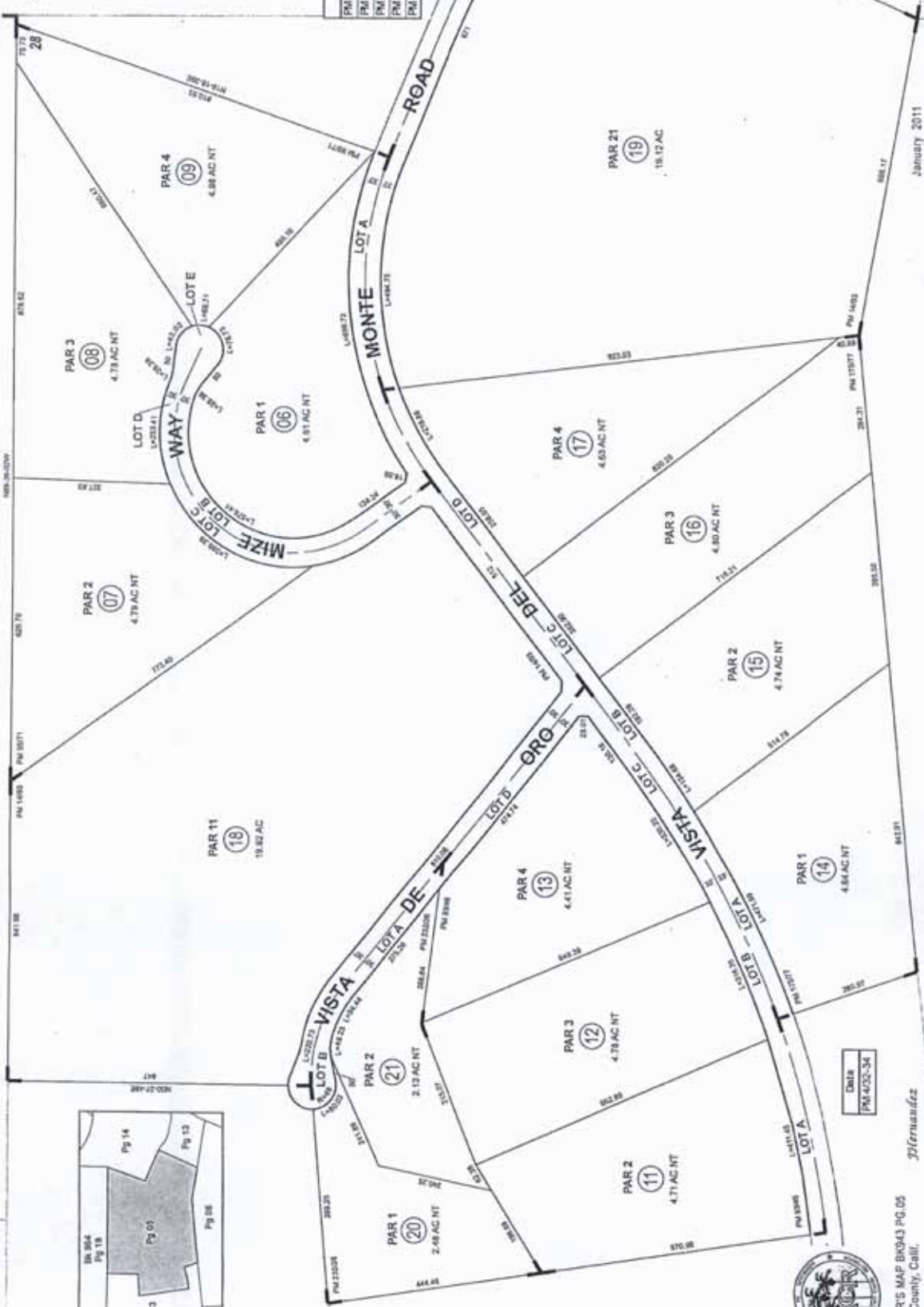
Legend

- Lot Line
- Right-of-Way
- On Lot Lines
- Monuments & O.W.
- Other Elements
- Lot Area
- Subdivision T.L. Mark

Map Reference *

- PM 14193 - 95 AMENDED PARCEL MAP
- PM 9348 - 47 PARCEL MAP NO. 16011
- PM 9571 - 72 PARCEL MAP NO. 18659
- PM 17577 - 78 PARCEL MAP NO. 25938
- PM 23208 - 27 PARCEL MAP NO. 35475

Date	Old Number	New Number
12/17/18	1	6,9
12/17/18	2	10,12
12/17/18	3	14,17
12/17/18	4	18,21
12/17/18	5,8	11,13,15,16
12/17/18	6,7	19,20



DNA
PL 402-34



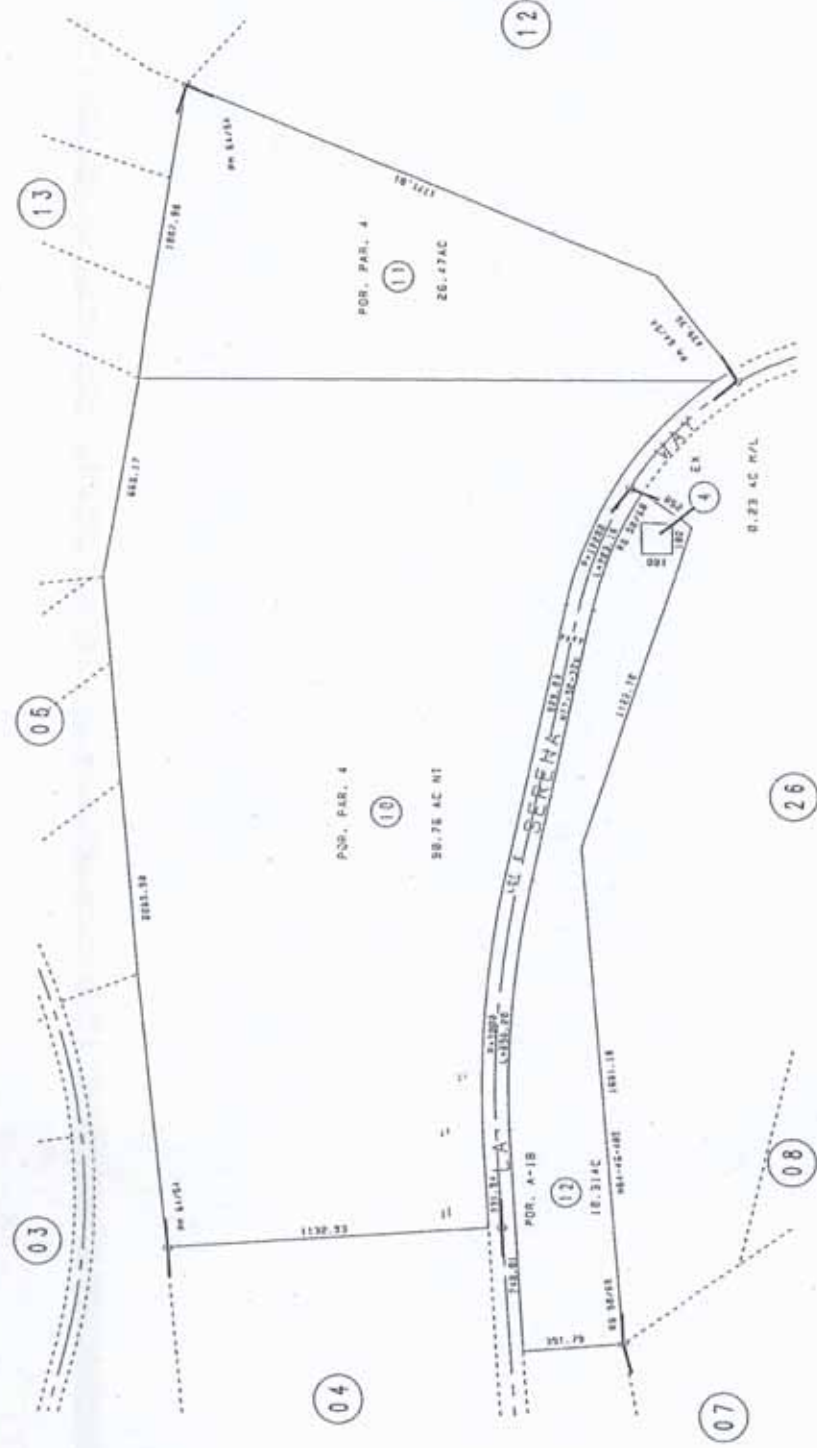
ASSESSOR'S MAP BK943 PG 05
Riverside County, Calif.

January 2011

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSessor'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 27 28 T. 7S., R. 2W
 POR. TRACT OF RANCHO PAUBA

T. P. A. 094-143
 943 - 06
 525-62-01



DATE: 04/13/1995

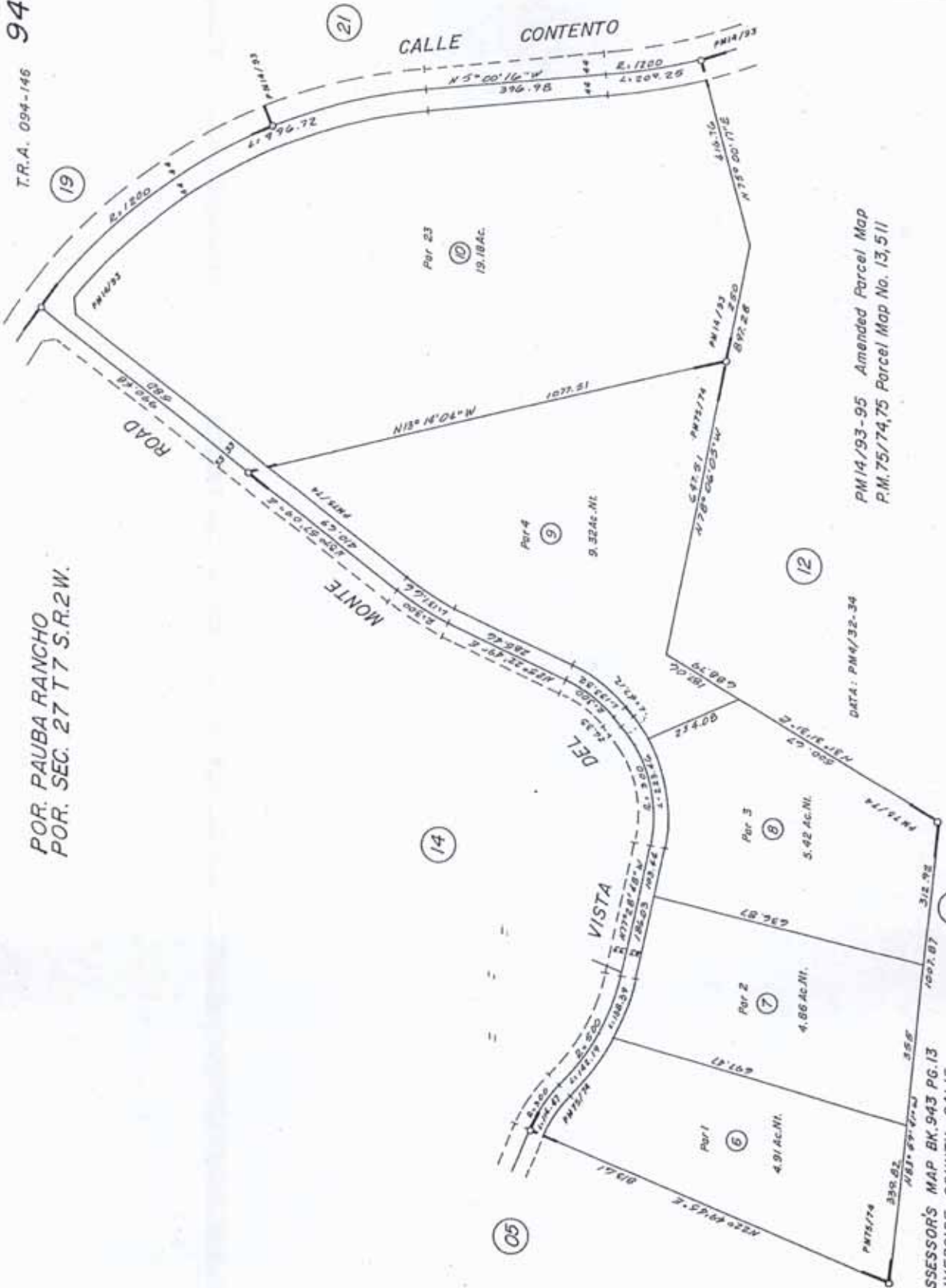
ASSESSOR'S MAP BK. 943 PG. 06
 Riverside County, Calif. *MapInfo*

RS 50/68-75 RECORD OF SURVEY
 PM 64/54-55 PARCELL MAP 11853
 Apr 1995

REVISIONS	
DATE	BY
04/13/95	STP/BC
04/13/95	STP/BC
04/13/95	STP/BC
04/13/95	STP/BC

925-02
T.R.A. 094-146
943-13

POR. PAUBA RANCHO
POR. SEC. 27 T 7 S.R.2W.



DATE	OLD NO	NEW NO
4/25	1-3	8-10, 22

PM 14/93-95 Amended Parcel Map
P.M. 75/74, 75 Parcel Map No. 13, 511

SEP '81

DATA: PM 14/32-34

ASSESSOR'S MAP BK 943 PG. 13
RIVERSIDE COUNTY, CALIF.
R.G.

943-14
925-02

TRA 094-146

POR SEC. 22, 27, 28 T.7S R.2W
POR. PAUBA RANCHO

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES



Legend

- Lot Lines
- Right of Way
- City Lot Lines
- - - - - Resubmits B.C.W.
- · · · · Other Statements
- · · · · Lease Areas
- Subdivision To Maps

Date	By Whom	How Made
1/24/12	1	LA
4/22/12	24	BLDP
2/20/12	5	DLA

Feb 2012



Map Reference

FM 1403 - 05 - AMENDED PARCEL MAP
FM 10036 - 7 - PARCEL MAP NO. 11670
FM 23259 - 100 - PARCEL MAP NO. 35548

Date

FM 4/22/12

arroyo



ASSESSOR'S MAP B1043 PG. 14
Riverside County, Calif.

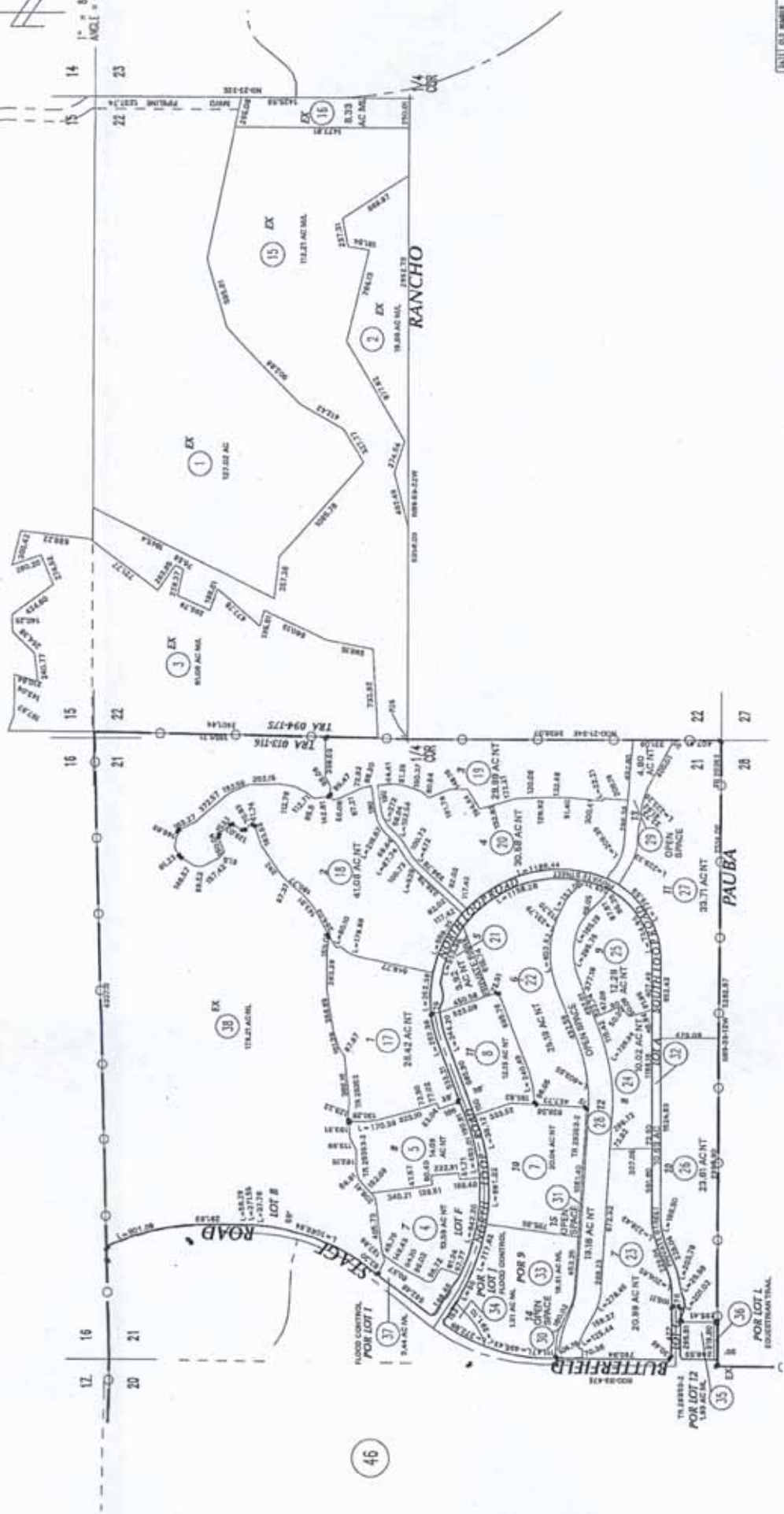
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAPS ARE SUBJECT TO LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 15 16 21 22 T. 7S., R. 2W
CITY OF TENEUCULA

964-18
858-25

16

17



TRACT	OLD NUMBER	NEW NUMBER
1	12	17-22
2	8	23-27
3	10	28-31
4	11	32-35
5	13	36-39
6	14	40-43
7	15	44-47
8	16	48-51
9	17	52-55
10	18	56-59
11	19	60-63
12	20	64-67
13	21	68-71
14	22	72-75
15	23	76-79
16	24	80-83
17	25	84-87
18	26	88-91
19	27	92-95

MB 342/73-85 TRACT MAP NO. 29353-2
MB 401/89-96 TRACT MAP NO 29353

Mar 2007

ASSESSOR'S MAP BNS44 PG. 18
Riverside County, Calif.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

November 5, 2008

Frangipani Estate Winery
PO Box 893718
Temecula, CA 92589

RE: Plot Plan No. 21893


Dear Don:

The proposed project is a code violation case. Pursuant to Board of Supervisors Policy A-57, which states that all unauthorized uses which apply for County approval shall be brought forward for hearing before the appropriate body within six (6) months, the project will be taken to the Director's Hearing. Since there has been a negative balance for over three months, the project will be taken forward to Director's Hearing with a recommendation of DENIAL unless the requested funds have been received within 30 days, December 5, 2008.

If you have any questions, please feel free to contact me at (951) 955-9075 or via email at akrizek@rctlma.org, or my assistant Mustafaa Bahar at (951) 955-2391 or via email at mbahar@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Alisa Krizek, Project Planner

cc: Hall & Foreman Inc
Three Betterworld Circle
Temecula, CA 92590

Attached: Email of required items for public hearing
Request for Funds dated 10/16/08

Y:\Planning Case Files-Riverside office\PP21893\90 Day Letter.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

February 18, 2010

Don Frangipani
32174 Corte Illora
Temecula, CA 92590

Hall and Foreman
3 Betterworld Circle
Temecula, CA 92590

RE: Plot Plan No. 21893
Environmental Assessment No. 40930
Regional Team: Riverside Office

On November 2, 2009, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

The original approval letter was issued to the applicant on November 3, 2009. No appeal was filed within ten (10) days from the date of the Notice of Decision letter, therefore, action taken on the above referenced case is considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Kinkal Hesterly, Project Planner

CC:
Transportation Department, Development Review
– Riverside Office
CAC 2nd Floor Land Use Files*
Environmental Health Department

Fire Department
Riverside County Flood Control District
Economic Development Agency
Planning Dept. - Riverside Office*

* includes full set of pinks

PINKS

Agenda Item No.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Directors Hearing: November 2, 2009
Continued From: 10/19/09 and 10/05/09

Plot Plan No. 21893
E.A. Number: 40930
Applicant: Hall & Foreman Inc.
Engineer/Rep.: Hall & Foreman Inc.



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

PROJECT DESCRIPTION UPDATE

The plot plan is for a 3,095 square foot winery and tasting room with a restroom and a 1,900 square foot storage room. A trash enclosure and 30 parking spaces are also proposed. Up to twenty-five (25) wine club meetings as special events are proposed each year. Additionally, 2 Bocce Ball courts (48'x16') and one (1) 576 square foot free-standing patio cover are proposed.

FURTHER PLANNING CONSIDERATIONS:

On November 2, 2009, County Counsel provided a memo with changes to the conditions of approval to the applicant and Planning staff prior to hearing. This memo included changes to the hours of operation from 10 am to 6 pm for normal operation, and 6 pm to 10 pm for special events.

Agenda Item No.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Directors Hearing: November 2, 2009
Continued From: 10/19/09 and 10/05/09

Plot Plan No. 21893
E.A. Number: 40930
Applicant: Hall & Foreman Inc.
Engineer/Rep.: Hall & Foreman Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing and unpermitted 3,095 square foot winery and tasting room and a 1,900 square foot storage room. Additionally, the project proposes to construct a trash enclosure, add a restroom to the existing tasting room and provide 30 parking spaces. The project proposes to host twenty-five (25) wine club meetings with a maximum of sixty (60) guests each year. No other special events are proposed. The winery proposes to be open for tasting seven days a week from 10:00 AM to 10:00 PM.

The project site is located in the Rancho California community of the Southwest Area Plan in Western Riverside County, more specifically, northerly of Monte De Oro Road, northwesterly of De Portola Road, and southeasterly of Bella Vista Road.

BACKGROUND:

There is currently one open and active Code Violation case on the project site, CV064512, which was issued for an illegal land use, specifically for the wine tasting, on July 20, 2006. The application was filed with the Riverside County Planning Department on June 23, 2006. This project has been scheduled in order to comply with Board Policy A-57.

FURTHER PLANNING CONSIDERATIONS:

10/19/09

The project was continued at Director's Hearing on October 19, 2009, to allow staff to update staff report materials due to the applicant obtaining clearance from the landscape division a few hours before hearing.

The project was continued at Director's Hearing on October 5, 2009, to allow the applicant additional time to address outstanding landscaping correction comments and submit the color/material exhibits.

ISSUES OF POTENTIAL CONCERN:

Architecture: The architecture of the existing winery and tasting room will be enhanced with stucco, stone trim, timber accents at windows and openings, and faux rafter tail accents.

Noise: In order to avoid potential conflict with residences across De Portola Road, the project has been limited to twenty-five (25) wine club meetings with a maximum of sixty (60) guests. Additionally, all wine club meetings will be held indoors. No other special events are allowed.

Wine Tasting Hours: Wine tasting, at wineries in the area, normally ends between 5:00 PM and 6:00 PM. Winery owners have explained to staff that a 5:00 PM or 6:00 PM closing time is preferred in order to limit the wine tasting customer's day, so that tasters are less likely, in daytime hours, to over indulge in tasting wine and cause problems to the community, which many winery owners live in. The current

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proposal for wine tasting hours to end at 10:00 PM has the potential of causing problems within the community and enforcement issues for the Riverside County Sheriff's Department at this location.

SUMMARY OF FINDINGS:

- | | |
|----------------------------|--|
| 1. General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) |
| 2. Existing Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) |
| 3. Surrounding Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north. |
| 4. Existing Land Use: | Winery and Vineyard |
| 5. Surrounding Land Use: | Orange groves to the north, single family residences on lots of five (5) acres or more to the east and south, and Cougar Winery to the east. |
| 6. Project Data: | Total Acreage: 10.71 Gross Acres
Total Building Square Footage: 4,995 |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40930**, 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. 21893**, 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 – 10 Acre Minimum (C/V-10) 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 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 winery and tasting room 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 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. The zoning for the subject site is Citrus Vineyard – 10 Acre Minimum (C/V-10).
5. The project site is located within the Citrus Vineyard Rural Policy Area. The proposed project provides vineyards within 75% of the site, produces over 3,500 gallons of wine annually, and is consistent with the Citrus Vineyard Rural Policy Area Design Guidelines. The proposed project is consistent with the Citrus Vineyard Rural Policy Area.
6. The proposed winery and tasting room is a permitted use, subject to approval of a plot plan in the Citrus Vineyard – 10 Acre Minimum (C/V-10).
7. The project site is surrounded by properties which are zoned Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40930:
 - a. Noise
 - b. Recreation
 - c. Transportation/Traffic

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 100-year flood plain, an area drainage plan, or dam inundation area or;
 - c. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. County Service Area No. 149;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Citrus Vineyard Rural Policy Area; and
 - e. Rancho California Agricultural Preserve No. 1.

4. The subject site is currently designated as Assessor's Parcel Number 941-170-006.
5. This project was filed with the Planning Department on June 23, 2006.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates 8/31/06, 5/10/07 and 9/20/07.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$25,999.14.

KH:kh

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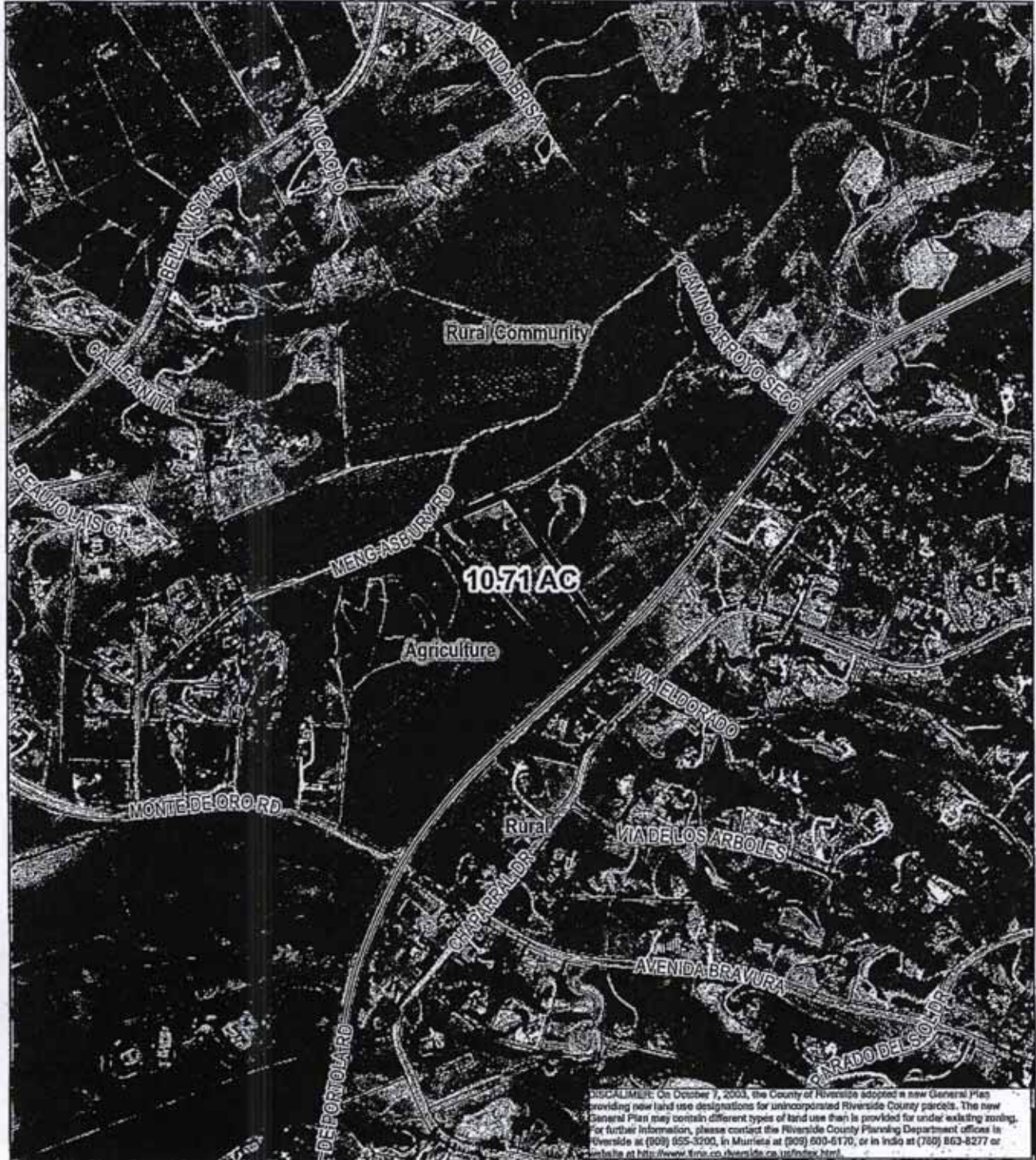
Date Prepared: 2/11/08

Date Revised: 8/27/09

Supervisor Stone
District 3
Date Drawn: 5/20/08

PP21893
DEVELOPMENT OPPORTUNITY

Planner: Alisa Krizek
Date: 6/30/08
Exhibit Overview



Area
Plan: Rancho California
Township/Range: T7SR1W
Section: 29

RIVERSIDE COUNTY PLANNING DEPARTMENT

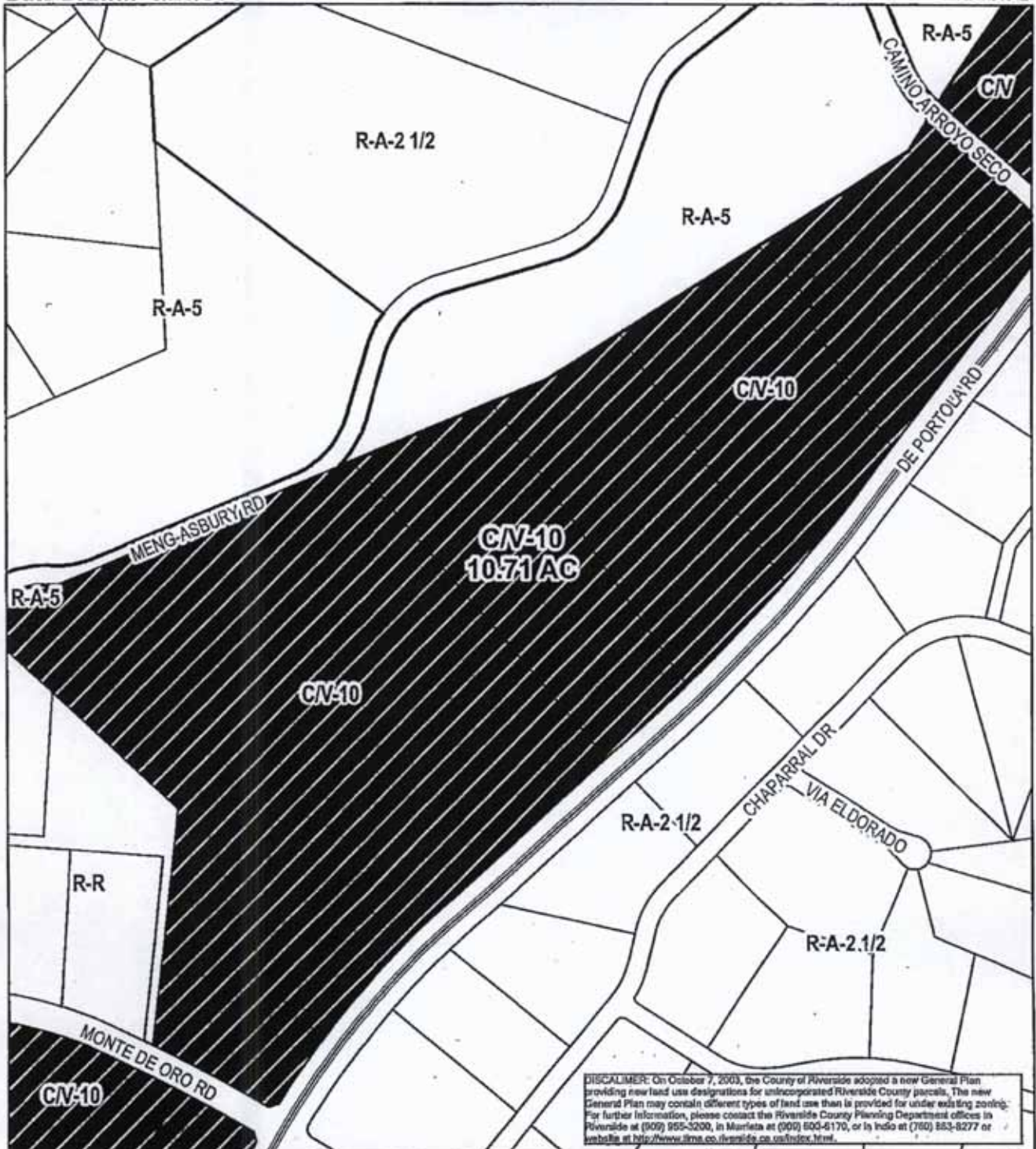
Assessors
Bk. Pg. 941-17
Thomas
Bros. Pg. 960 F1



Supervisor Stone
District 3
Date Drawn: 5/20/08

PP21893
EXISTING ZONING

Planner: Alisa Krizek
Date: 6/30/08
Exhibit 2



Zone
Area: Rancho California
Township/Range: T7SR1W
Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 941-17
Thomas
Bros. Pg. 960 F1

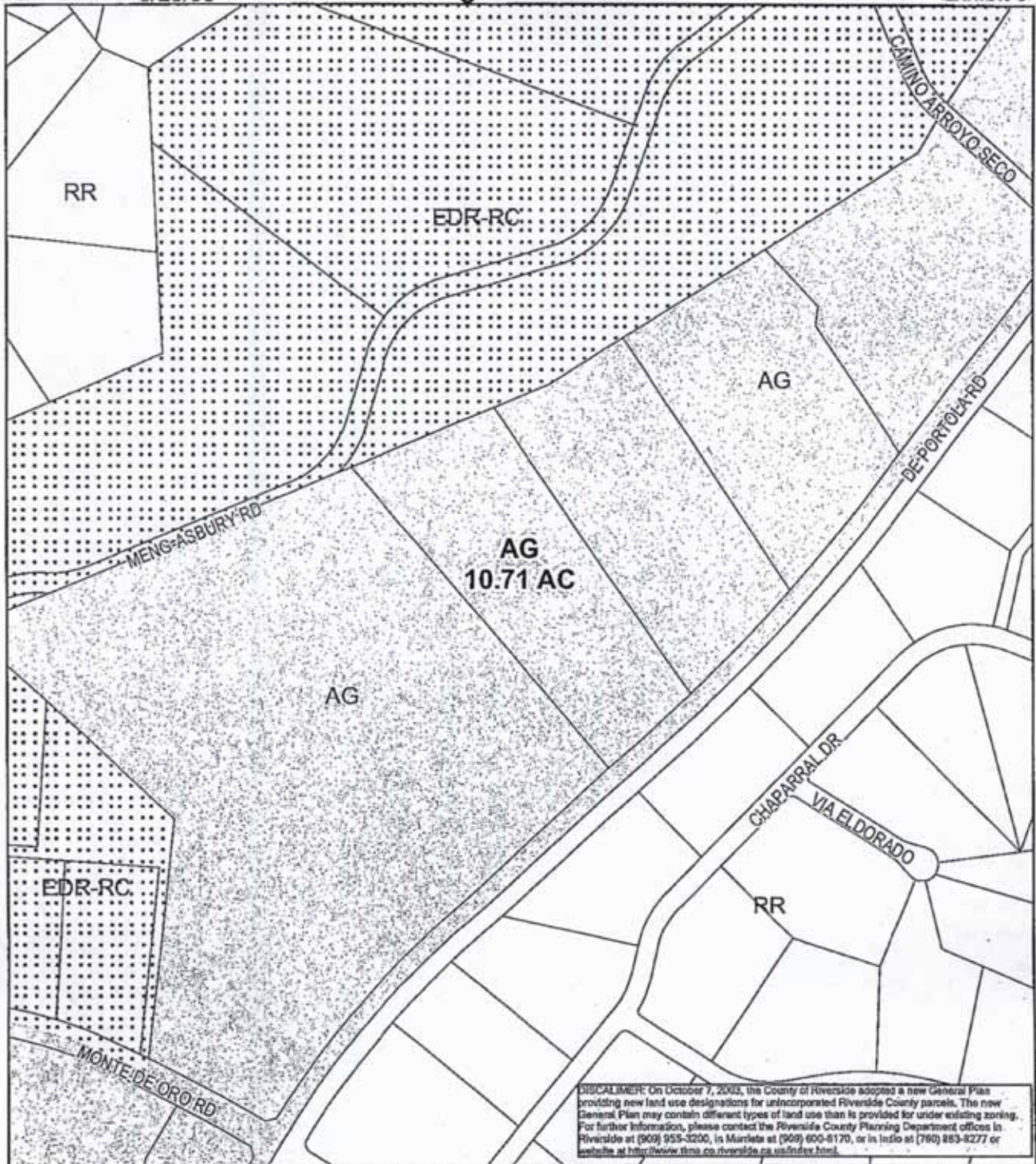


Supervisor Stone
District 3
Date Drawn: 5/20/08

PP21893

Existing General Plan

Planner: Alisa Krizek
Date: 6/30/08
Exhibit 5

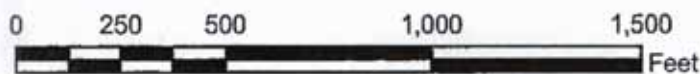


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 953-3200, in Marleta at (909) 600-6170, or in Inlo at (760) 853-8277 or website at <http://www.tma.co.riverside.ca.us/index.html>.

Zone
Area: Rancho California
Township/Range: T7SR1W
Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 941-17
Thomas
Bros. Pg. 960 F1



Agenda Item No.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Directors Hearing: October 19, 2009
Continued From: October 5, 2009

Plot Plan No. 21893
E.A. Number: 40930
Applicant: Hall & Foreman Inc.
Engineer/Rep.: Hall & Foreman Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing and unpermitted 3,095 square foot winery and tasting room and a 1,900 square foot storage room. Additionally, the project proposes to construct a trash enclosure, add a restroom to the existing tasting room and provide 30 parking spaces. The project proposes to host twenty-five (25) wine club meetings with a maximum of sixty (60) guests each year. No other special events are proposed. The winery proposes to be open for tasting seven days a week from 10:00 AM to 10:00 PM.

The project site is located in the Rancho California community of the Southwest Area Plan in Western Riverside County, more specifically, northerly of Monte De Oro Road, northwesterly of De Portola Road, and southeasterly of Bella Vista Road.

BACKGROUND:

There is currently one open and active Code Violation case on the project site, CV064512, which was issued for an illegal land use, specifically for the wine tasting, on July 20, 2006. The application was filed with the Riverside County Planning Department on June 23, 2006. This project has been scheduled in order to comply with Board Policy A-57.

FURTHER PLANNING CONSIDERATIONS:

10/07/09

The project was continued at Director's Hearing on October 5, 2009, to allow the applicant additional time to address outstanding landscaping correction comments and submit the color/material exhibits.

ISSUES OF POTENTIAL CONCERN:

Timeline: Although the applicant has been working with staff to resolve the outstanding corrections, the applicant has been operating the winery without permits. Thus, planning staff cannot ensure the public's safety, health, and welfare are protected until the applicant has complied with the requirements of the County departments.

Architecture: The architecture of the existing winery and tasting room will be enhanced with stucco, stone trim, timber accents at windows and openings, and faux rafter tail accents.

Noise: In order to avoid potential conflict with residences across De Portola Road, the project has been limited to twenty-five (25) wine club meetings with a maximum of sixty (60) guests. Additionally, all wine club meetings will be held indoors. No other special events are allowed.

Wine Tasting Hours: Wine tasting, at wineries in the area, normally ends between 5:00 PM and 6:00 PM. Winery owners have explained to staff that a 5:00 PM or 6:00 PM closing time is preferred in order to limit the wine tasting customer's day, so that tasters are less likely, in daytime hours, to over indulge

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in tasting wine and cause problems to the community, which many winery owners live in. The current proposal for wine tasting hours to end at 10:00 PM has the potential of causing problems within the community and enforcement issues for the Riverside County Sheriff's Department at this location.

SUMMARY OF FINDINGS:

- | | |
|----------------------------|--|
| 1. General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) |
| 2. Existing Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) |
| 3. Surrounding Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north. |
| 4. Existing Land Use: | Winery and Vineyard |
| 5. Surrounding Land Use: | Orange groves to the north, single family residences on lots of five (5) acres or more to the east and south, and Cougar Winery to the east. |
| 6. Project Data: | Total Acreage: 10.71 Gross Acres
Total Building Square Footage: 4,995 |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

CONTINUE PLOT PLAN NO. 21893, WITH DISCUSSION, to November 2, 2009 to allow the applicant additional time to address outstanding landscape corrections.

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 – 10 Acre Minimum (C/V-10) 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 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 winery and tasting room 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 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. The zoning for the subject site is Citrus Vineyard – 10 Acre Minimum (C/V-10).
5. The proposed winery and tasting room is a permitted use, subject to approval of a plot plan in the Citrus Vineyard – 10 Acre Minimum (C/V-10).
6. The proposed winery and tasting room is consistent with the development standards set forth in the Citrus Vineyard Rural Policy Area Design Guidelines.
7. The project site is surrounded by properties which are zoned Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40930:
 - a. Noise
 - b. Recreation
 - c. Transportation/Traffic

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 100-year flood plain, an area drainage plan, or dam inundation area or;
 - c. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. County Service Area No. 149;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Citrus Vineyard Rural Policy Area; and
 - e. Rancho California Agricultural Preserve No. 1.
4. The subject site is currently designated as Assessor's Parcel Number 941-170-006.
5. This project was filed with the Planning Department on June 23, 2006.

6. This project was reviewed by the Land Development Committee three (3) times on the following dates 8/31/06, 5/10/07 and 9/20/07.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$25,999.14.

KH:kh

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Date Prepared: 2/11/08

Date Revised: 8/27/09

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Director's Hearing: October 5, 2009

Plot Plan No. 21893
E.A. Number: 40930
Applicant: Hall & Foreman Inc.
Engineer/Rep.: Hall & Foreman Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing and unpermitted 3,095 square foot winery and tasting room and a 1,900 square foot storage room. Additionally, the project proposes to construct a trash enclosure, add a restroom to the existing tasting room and provide 30 parking spaces. The project proposes to host twenty-five (25) wine club meetings with a maximum of sixty (60) guests each year. No other special events are proposed. The winery proposes to be open for tasting seven days a week from 10:00 AM to 10:00 PM.

The project site is located in the Rancho California community of the Southwest Area Plan in Western Riverside County, more specifically, northerly of Monte De Oro Road, northwesterly of De Portola Road, and southeasterly of Bella Vista Road.

BACKGROUND:

There is currently one open and active Code Violation case on the project site, CV064512, which was issued for an illegal land use, specifically for the wine tasting, on July 20, 2006. The application was filed with the Riverside County Planning Department on June 23, 2006. This project has been scheduled in order to comply with Board Policy A-57.

ISSUES OF POTENTIAL CONCERN:

Timeline: Although the applicant has been working with staff to resolve the outstanding corrections, the applicant has been operating the winery without permits. Thus, planning staff cannot ensure the public's safety, health, and welfare are protected until the applicant has complied with the requirements of the County departments.

As of the writing of this staff report, landscape corrections have not been addressed, nor has the color/material board been provided; however, it is anticipated that landscape corrections will be addressed, and the color/material board will be submitted, by the applicant prior to hearing.

Architecture: The architecture of the existing winery and tasting room will be enhanced with stucco, stone trim, timber accents at windows and openings, and faux rafter tail accents.

Noise: In order to avoid potential conflict with residences across De Portola Road, the project has been limited to twenty-five (25) wine club meetings with a maximum of sixty (60) guests. Additionally, all wine club meetings will be held indoors. No other special events are allowed.

Wine Tasting Hours: Wine tasting, at wineries in the area, normally ends between 5:00 PM and 6:00 PM. Winery owners have explained to staff that a 5:00 PM or 6:00 PM closing time is preferred in order to limit the wine tasting customer's day, so that tasters are less likely, in daytime hours, to over indulge in tasting wine and cause problems to the community, which many winery owners live in. The current

✓

proposal for wine tasting hours to end at 10:00 PM has the potential of causing problems within the community and enforcement issues for the Riverside County Sheriff's Department at this location.

SUMMARY OF FINDINGS:

- | | |
|----------------------------|--|
| 1. General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) |
| 2. Existing Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) |
| 3. Surrounding Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north. |
| 4. Existing Land Use: | Winery and Vineyard |
| 5. Surrounding Land Use: | Orange groves to the north, single family residences on lots of five (5) acres or more to the east and south, and Cougar Winery to the east. |
| 6. Project Data: | Total Acreage: 10.71 Gross Acres
Total Building Square Footage: 4,995 |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40930**, 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. 21893**, 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 – 10 Acre Minimum (C/V-10) 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 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 winery and tasting room 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 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. The zoning for the subject site is Citrus Vineyard – 10 Acre Minimum (C/V-10).
5. The proposed winery and tasting room is a permitted use, subject to approval of a plot plan in the Citrus Vineyard – 10 Acre Minimum (C/V-10).
6. The proposed winery and tasting room is consistent with the development standards set forth in the Citrus Vineyard Rural Policy Area Design Guidelines.
7. The project site is surrounded by properties which are zoned Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40930:
 - a. Noise
 - b. Recreation
 - c. Transportation/Traffic

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 100-year flood plain, an area drainage plan, or dam inundation area or;
 - c. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. County Service Area No. 149;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Citrus Vineyard Rural Policy Area; and
 - e. Rancho California Agricultural Preserve No. 1.
4. The subject site is currently designated as Assessor's Parcel Number 941-170-006.

5. This project was filed with the Planning Department on June 23, 2006.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates 8/31/06, 5/10/07 and 9/20/07.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$25,999.14.

KH:kh

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Date Prepared: 2/11/08

Date Revised: 8/27/09

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40930
Project Case Type (s) and Number(s): **Plot Plan No. 21893**
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's/Engineer's Name: Hall & Foreman Inc.
Applicant's/Engineer's Address: 3 Betterworld Circle, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 21893 proposes to permit ~~an existing and~~ unpermitted 3,095 square foot winery and tasting room and a 1,900 square foot storage room. Additionally, the project proposes to construct a trash enclosure, add a restroom to the existing tasting room and provide 30 parking spaces. The project proposes to host twenty-five (25) wine club meetings with a maximum of sixty (60) guests each year. No other special events are proposed. The winery proposes to be open for tasting seven days a week from 10:00 am to 10:00 pm.

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

C. Total Project Area: 10.71 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 10.71	Lots: 1	Sq. Ft. of Bldg. Area: 4,995	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): **941-170-006**

E. Street References: The project site is located northwesterly of De Portola Road and southeasterly of Meng-Asbury Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20 and 29, 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 1,604 to 1,532 feet above sea level. Vegetation on the project site consists of vineyards, a small patch of native buckwheat, and some ornamental landscaping. Surrounding land uses include orange groves to the north, single family residences on lots of five (5) acres or more to the east and south, and Cougar Winery to the east.

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, Rural Community, and Rural
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 – 10 Acre Minimum (C/V-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north.

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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input 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 |

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

Kinika Hesterly, Project Planner

Printed Name

July 20, 2009

Date

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
AESTHETICS Would the project				
1. Scenic Resources	<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:

a) The project site is located northwesterly of De Portola Road and southeasterly of Meng-Asbury Road. The RCIP indicates that the project is not located within a designated scenic corridor.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

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

a) According to the RCIP, the project site is located 15.12 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.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.

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?

b) Expose residential property to unacceptable light levels?

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.

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.44) 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 the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>non-agricultural use?</u>				
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 checked="" type="checkbox"/>	<input 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 General Plan Figure OS-2 "Agricultural Resources," 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 (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will not contribute to the cumulative loss of farmland in the County as the proposed winery is an agricultural use.

b) The project site is located within Rancho California Agricultural Preserve No. 1; however the proposed winery and associated uses are permitted within an agricultural preserve.

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").

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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 addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. 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. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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.

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.

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?

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 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?

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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, PDB05057 – MSHCP Compliance Report, prepared by Jeff Kidd Biology Consulting, dated June 13, 2007

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. The project required a focused survey for burrowing owl habitat, and a MSHCP compliance report.

b-c) No endangered, threatened, on any species identified as a candidate, sensitive, or special status species were identified on the project site during the field survey conducted for the report.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site does not contain a persistently flowing watercourse; therefore, the project will not 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.

e-f) According to the MSHCP Compliance Report, the project site does not support riparian vegetation and is not considered riparian/riverine vernal pools, depressions, or any other habitats capable of supporting various species of fairy shrimp. Therefore, the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<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, EIC Correspondence

Findings of Fact:

a) The project site is currently occupied by a winery. The building was constructed less than fifty (50) years ago and is therefore not considered a historical building.

b) Since the project site does not contain historical resources, the proposed project will 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) An archaeological report was not required for the project site. Site disturbance has already occurred from grading for the vineyard and construction of the winery. Minimal to no grading is proposed. If however, during ground disturbing activities, archaeological resources are discovered, all ground disturbances shall stop until an agreement has been reached by all appropriate parties. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes.

b) 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.

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes.

d) The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. However, the project is proposing minimal to no grading as the site has already been graded for the winery.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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 commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: According to GIS, the project site is located within an area subject to moderate liquefaction along De Portola Road. The existing winery is not located within this area and will therefore have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project site is generally flat with a gentle sloping hill toward the northeasterly portion of the project site. Elevation on the site ranges from approximately 1,532 to 1,604 feet above sea level. According to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact: The project site is not located near any large bodies of water or in a known volcanic area; therefore the project site is not subject to geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The project site has been previously disturbed through grading and construction. The project does not propose additional disturbances and therefore, will not change the existing topography.

b) The project will not cut or fill slopes greater than 2:1, as no grading is proposed. An existing slope higher than 10 feet will be planted in vineyards to minimize the impact.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

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
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The development of the project site may have the potential to result in soil erosion during planting of the proposed 1.5 – acre vineyard. 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. (COA10.BS GRADE.6)

b) The project may be located on expansive soil; however, 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The proposed project is not located near a river, stream, or lake bed, therefore, it will not cause erosion to modify the channel of a river, stream, or lake bed. There will be no impact.

b) The vineyard planting along the slope could result in erosion. The project proposes to plant ground cover between the vineyard rows to reduce the potential for erosion to occur, therefore the impact is less than significant.

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

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

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) 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.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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 project proposes to legalize an existing 3,095 square foot winery and tasting room, a 1,900 square foot storage room, a trash enclosure, restrooms, and 15 parking spaces. 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. Established construction inspection procedures provide verification that project construction is in accordance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

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.

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.

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.

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.

22. 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: 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

23. 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 which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

a) The southern half of the site is impacted by a well defined watercourse from the east that may impair the driveway during major storm events. The winery and vineyard will not alter the existing drainage pattern of the site or area.

b) In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, 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. Prior to occupancy, all structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. (COA 10.FLOOD RI.2, 60.FLOOD RI.3, 90.FLOOD RI.3) These are standard conditions of approval and are 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.

d) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. In order to mitigate the impacts, the project proposes to design the site so that the impervious areas will drain to the landscape/vineyards areas and gravel-filled infiltration/dispersion trench along the driveway.

e-f) The southern half of the site is impacted by a well defined watercourse from the east that may impair the driveway during major storm events. The proposed project will not place structures within the watercourse.

g) The project will not otherwise substantially degrade water quality.

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.7) This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

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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24. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 southern half of the site is impacted by a well defined watercourse from the east that may impair the driveway during major storm events. The existing winery and vineyard will not alter the existing drainage pattern of the site or area.

b) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. In order to mitigate the impacts, the project proposes to design the site so that the impervious areas will drain to the landscape/vineyards areas and gravel-filled infiltration/dispersion trench along the driveway.

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.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is consistent with the current land use designation of Agriculture: Agriculture (AG) (10 Acre Minimum) in the Southwest Area Plan.

b) The project site is not located within a city sphere of influence and is not adjacent to a city or county boundary.

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
26. Planning	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 consistent with the proposed Citrus Vineyard – 10 Acre Minimum (C/V-10) zone.

b) The project is compatible with the existing surrounding zoning of Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north.

c) Surrounding land uses include vineyards to the north, single family residences on lots of five (5) acres or more to the west and south, and Cougar Winery to the east. The project is compatible with the planned and existing land uses.

d) The project is consistent with the current land use designation of Agriculture (AG) (10 Acre Minimum) and Citrus Vineyard Rural Policy Area.

e) Surrounding land uses include orchards to the north, single family residences on lots of five (5) acres or more to the west and south, and Cougar Winery to the east. The project site will not disrupt or divide any existing community.

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.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) 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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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.

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.

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

28. Airport Noise

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.

29. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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.

Monitoring: No monitoring measures are required.

31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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.

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
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"/>
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"/>
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"/>

Source: Project Application Materials

Findings of Fact:

a) The winery will cause a substantial permanent increase in ambient noise levels. In order to mitigate the effects of the winery, the hours of operation for the winery and tasting room have been limited to 10:00 am to 5:00 pm Monday through Sunday. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

c) The winery may expose surrounding residences to noise levels in excess of standards established in the general plan; however, 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.

d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: The hours of operation for the winery and tasting room have been limited to 10:00 a.m. to 5:00 p.m. Monday through Sunday. Additionally, if a significant amount of complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. (COA 10.PLANNING.8, 10.PLANNING.24)

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

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site currently consists of a winery and vineyard; 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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:

34. Fire Services

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 20.PLANNING.71). 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.

35. Sheriff Services

Source: RCIP

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 20.PLANNING.71). 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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36. Schools

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 20.PLANNING.63). 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. Libraries

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 20.PLANNING.71). 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. Health Services

Source: RCIP

Findings of Fact: The use of the proposed 10.71-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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>

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.

c) The project is located within County Service Area No. 149A; however, this County Service Area is for the beautification of the wine country and, as such, will be required to pay a portion of the yearly property taxes towards the beautification of wine country (COA 90.PLANNING.18). Commercial projects, such as the one proposed, are not subject to park and recreation fees (Quimby). This is a standard condition of approval for wineries, and is not considered unique mitigation for CEQA purposes. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. 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"

Findings of Fact: A thirty (30) 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: Prior to grading permit issuance, the trail shall be shown on all grading plans. Prior to the issuance of the first building permit issuance, the trail shall be constructed. (COA 60.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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 northbound left-turn lane shall be provided at the intersection of the project driveway and De Portola Road. (COA 10.TRANS.1) With the recommended conditions of approval, the project will not negatively impact the existing traffic capacity of the street.

b) The facility is designed to provide 28 parking spaces, including two (2) accessible parking space, 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.

c) The project will not individually exceed a level of service standard established by the county congestion management agency for designated roads or highways. If the capacity of the Regional System is not enlarged, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service throughout Western Riverside County by 2030.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project shall comply with County Ordinance No. 824 to mitigate the potential effects to the Regional System. (COA 90.TRANS.2) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation

- d) The project will not result in a change in air traffic patterns.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) The project is located within County Service Area No. 149A which is responsible for the collection of development impact fees for the wine country beautification. (COA 90.PLANNING.21) 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.
- j) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: 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 northbound left-turn lane shall be provided at the intersection of the project driveway and De Portola Road. (COA 10.TRANS.1, COA 90.TRANS.2, and 90.TRANS.3)

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

42. 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

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

44. Sewer

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?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing to construct a 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 set of three detailed plan of the proposed subsurface sewage disposal system 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.

45. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

46. 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.

d) Storm water drainage will be handled on-site.

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

g) The project will not require additional government services.

h) The project design does not conflict with adopted energy conservation plans.

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.

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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.

48. 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.

49. 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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

50. 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: RCIP: Riverside County Integrated Project.

General Plan EIR

PDB05057 – MSHCP Compliance Report, prepared by Jeff Kidd Biology Consulting, dated June 13, 2007

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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file
copy

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

August 14, 2008

Buffington Rick
39870 De Portola Rd
Temecula, CA 92592

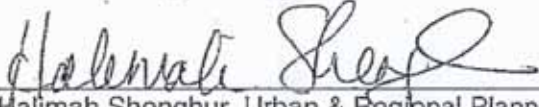
RE: Plot Plan No. 22372- Permit for a Substantial Conformance to update current approved Plot Plan tasting room floor layout to current drawing changes. Environmental Assessment No. N/A Regional Team: Riverside

On Thursday, August 14, 2008, the Riverside County Planning Department approved the above referenced case subject to the attached FINAL conditions.

Action taken on the above referenced case is considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director


Halimah Shenghur, Urban & Regional Planner

SUBSTANTIAL CONFORMANCE Case #: PP22372S1 Parcel: 941-170-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION INEFFECT

The use hereby permitted is for Substantial Conformance needed to update current approved Plot Plan No. 22372 proposed tasting room floor layout in new wine tasting office building to current drawing changes reflecting minor changes to elevation and floor plans. These reflected changes include larger bathrooms and moved stairs. No other Approval with this Plot Plan.

10. EVERY. 2 USE - HOLD HARMLESS INEFFECT

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 PP22372S1. 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 INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22372S1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan 22372S1 Exhibit A, dated 08/14/2008.

PLANNING DEPARTMENT

10. PLANNING. 1 USE- SUB CONF W/ ORIGINAL INEFFECT

The Planning Department has determined this application to be substantially in conformance with the approved PP22372. All conditions approved with PP22372 shall be considered to be valid and in effect, unless superseded by these conditions of approval.

'08/14/08
14:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

SUBSTANTIAL CONFORMANCE Case #: PP22372S1 Parcel: 941-170-007

10. GENERAL CONDITIONS

10. PLANNING. 2

USE- SC SITE CHANGES

INEFFECT

Pursuant to approval of the SUBSTANTIAL CONFORMANCE, the following changes are being made to the APPROVED EXHIBIT "A" of PP22372:

Floor Plans of all buildings shall now conform to APPROVED EXHIBIT C.

Substantial Conformance to update current approved Plot Plan 22372 proposed tasting room floor layout to current drawing changes.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

July 7, 2011

19th Floor File

Rick Buffington
39870 De Portola Rd
Temecula, CA 92592

RE: Plot Plan No. 22372, Substantial Conformance No. 2 (PP22372S2)
CEQA Exempt
Regional Team: Riverside Office

On July 7, 2011, the Riverside County Planning Department approved the above referenced case subject to the attached FINAL conditions.

Action taken on the above referenced case is considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director

Kinika Hesterly
Kinika Hesterly, Urban Regional Planner

cc: Jack Bishop
Planning Department 2nd and 12th Floor Files

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

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

April 1, 2008

Neil Tidmus
30371 Tradewater Ct.
Temecula, CA 92028

RE: Plot Plan No. 22372
Environmental Assessment No. 41188
Regional Team: South County

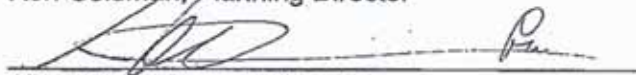
As indicated in our previous letter dated January 28, 2008, the **Riverside County Planning Commission** acted to receive and file the decision of the Planning Director for the above referenced case on 03/5/2008

The original letter indicated that an appeal could be filed within ten (10) days of the date of the Planning Commission's action. However, no appeal was filed, and therefore, the above referenced case is considered final.

Attached are the **FINAL** conditions of approval.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director


Alisa Krizek, Project Planner

TO:

Transportation Dept. – Jim Knutson
Dept. of Building & Safety
Environmental Health Dept.
Fire Dept.

Riverside County Flood Control District
Survey - Copy of approved exhibit
CC: Planning Dept. - Murrieta Office

Revised: 1/30/07

Y:\Planning Case Files-Riverside office\PP22372\PC Rec & File Final Approval Letter.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

April 1, 2008

Rick and Jennifer Buffington
2383 Dos Lomas
Fallbrook, CA 92028

RE: Plot Plan No. 22372
Environmental Assessment No. 41188
Regional Team: South County

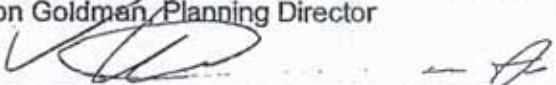
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Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director


Alisa Krizek, Project Planner

TO:

Transportation Dept. – Jim Knutson
Dept. of Building & Safety
Environmental Health Dept.
Fire Dept.

Riverside County Flood Control District
Survey - Copy of approved exhibit
CC: Planning Dept. - Murrieta Office

Revised: 1/30/07

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Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

March 11, 2008

Rick Buffington
2383 Dos Lomas
Fallbrook, CA 92028

RE: **Plot Plan No. 22372**
Environmental Assessment No. 41188
Regional Team: Riverside

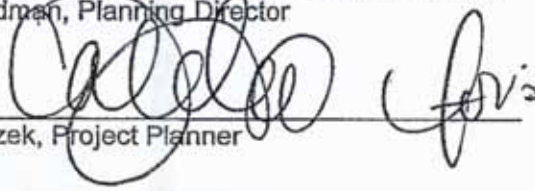
On March 5, 2008 the **Riverside County Planning Commission** denied the appeal filed on **February 7, 2008** and approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Alisa Krizek, Project Planner

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

March 7, 2008

Mr. Vincent Sincek (Fax & certified)
Attorney
Epsten, Grinnell, and Howell
9980 Carroll Canyon Road, Suite 2000
San Diego, CA 92131

RE: Planning Commission's Decision for Appeal of PP 22372

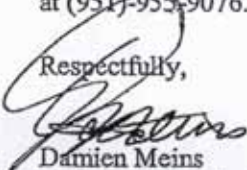
Dear Mr. Sincek:

On March 5, 2008, the Planning Commission rendered a decision of Denial for the Appeal of Plot Plan 22372 and upheld the Planning Director's previous approval of the case. An additional restriction was recommended and approved by the Commission to cease all music by 9:00 p.m. This Condition is included in the revised Conditions of Approval. Please refer to the attached document outlining the revised Conditions of Approval relating to issues of noise, special events, and days and hours of operation.

Pursuant to Section 18.30 e (2), Appeal from Planning Commission or Planning Council, of the County of Riverside Zoning Ordinance No. 348, within ten (10) calendar days after the date of the mailing of the decision of the Commission or Council, the appellant may appeal that decision, in writing, to the Board of Supervisors, on the forms provided by the Planning Department, which shall be accompanied by a filing fee set forth in County Ordinance No. 671.

If you have additional questions regarding the Planning Commission's decision, do not hesitate to contact me at (951)-955-9076.

Respectfully,


Damien Meins
Assistant Planning Director

Attachment: PP 22372 Revised Conditions of Approval

cc: Luci Ralston (certified)
Rick Buffington (Fax & Certified)
Derek R. Hull
Dave Huff
Minh C. Tran

File

PLOT PLAN:TRANSMITTED Case #: PP22372

Parcel: 941-170-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of a 2,530 square foot wine tasting building with an office attached to the existing 8,250 square foot storage building and 28 parking spaces.

The project proposes to host special events from 5 pm to 10 pm Friday, Saturday, and County holidays; these events will consist of twenty-five (25) special events with a maximum of fifty (50) guests.

Seventy six (76) percent of the project site is currently planted in vineyards and will remain.

PLANNING DEPARTMENT

10.PLANNING. 9 USE - HOURS OF OPERATION

RECOMMND

Use of the tasting room and winery approved under this plot plan shall be limited to the hours of 10 a.m. to 6 p.m., Monday through Sunday with special events lasting no later than 10 p.m. in order to reduce conflict with adjacent residential zones and/or land uses.

Special events shall be hosted on Friday, Saturday, and County holidays.

Special events shall not occur during tasting room hours of operation. If an event is planned during regular tasting room hours of operation, the tasting room shall close for the event.

All music must be terminated by 9 p.m.

10.PLANNING. 45 USE - SPECIAL EVENTS

RECOMMND

A maximum of twenty-five (25) special events shall be held annually. These events shall be limited to fifty (50) guests.

All special events* shall be held within the proposed tasting room.

* Only wedding ceremonies and small corporate functions with no amplified music (live or recorded) may be held

03/06/08
17:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP22372

Parcel: 941-170-007

10. GENERAL CONDITIONS

10. PLANNING. 45

USE - SPECIAL EVENTS (cont.)

RECOMMEN

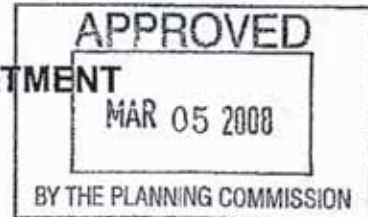
outdoors.

PINKS

Agenda Item No.: 5.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Derek Hull
Planning Commission: March 5, 2008

Plot Plan No. 22372
E.A. Number: 41188
Appellant: Glenoak Hills Community Association
Applicant: Rick Buffington
Engineer/Rep.: LDC Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT



PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 22372 proposes to legalize the existing winery and tasting room and to construct a 2,530 square foot wine tasting building with administrative offices attached to the existing 8,250 square foot storage/production building, currently in use as a combination tasting room and production building, and 28 parking spaces. The project proposes to host special events from 5 pm to 10 pm Monday through Sunday with most events taking place on the weekends; these events will consist of forty (40) special events with a maximum of fifty (50) guests per event. Seventy-six (76) percent of the project site is currently planted in vineyards and will remain.

The project site is located northwesterly of De Portola Road and southeasterly of Meng-Ashbury Road.

BACKGROUND:

Code Violation

This Plot Plan is an application to resolve code violation case (CV07-3765 issued on May 15, 2007) for operating an illegal winery.

The project was heard and approved at the January 28, 2008 Director's Hearing. During the hearing two residents brought up the following concerns:

- Planted Acreage: The Glenoak Hills Community Association President (Appellant), suggested that the project did not meet the 75 percent planting requirement.
- Fence: Mr. Steve Corona (2nd resident), requested fencing along the rear property line.
- Notification: The Appellant claimed that some residents were not notified in a timely matter of the Public Hearing Meeting.
- Noise: The Appellant stated that some residents were concerned about noise levels resulting from outdoor bands during special events.

The above mentioned concerns were addressed at the Director's Hearing from planning staff:

- Planted Acreage: Staff confirmed that 75 percent of the net lot area is currently planted in vineyards.
- Fence: Condition of Approval 20.Planning.55 was added; this condition requires a three - rail fence along the rear property line.
- Notification: Surrounding property owners within a radius of 1200 feet were notified.
- Noise: To address this issue, staff added 10.Planning.45; which required all events to occur indoors. Additionally, Conditions of Approval 10.Planning.1, 10.Planning.25, and 20.Planning.21 further mitigates noise concerns.

ADDITIONAL INFORMATION

The appellant filed an appeal of the Planning Director's approval of Plot Plan 22372 on January 28, 2008. The Appellant when submitted the application identified six (6) issues of potential concern and listed the following reasons for the appeal:

- Hours of operation: The Appellant would like for all special events to cease operations no later than 6:00 p.m.
- Definition of special events: The Appellant would like clarification on the meaning of "special events".
- Number of special events: The Appellant wishes to have imposed a requirement for Cougar Winery to obtain a permit for each of its "special events".
- Number of guest: The Appellant would like for there to be a condition added that would specifically restrict the number of guest attending "special events" to fifty persons.
- Noise impacts: The Appellant is asking for further mitigation towards noise impacts caused by "special events".
- Cumulative impacts: The Appellant would like cumulative impacts of the proposed winery and near by wineries concurrently hosting "special events" to be considered as justification to amend the Conditions of Approval.

Staff will conduct a meeting between the Appellant and Applicant to address the aforementioned issues. The appellant's letter is attached for reference.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north and south, Rural Residential (RR) (5 Acre Minimum to the east, and Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west |
| 2. Existing Zoning (Ex. #2): | Citrus Vineyard – 10 Acre Minimum (C/V-10) |
| 3. Surrounding Zoning (Ex. #2): | Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south and north, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the west. |
| 4. Existing Land Use (Ex. #1): | Cougar Vineyard |
| 5. Surrounding Land Use (Ex. #1): | Vineyards to the north, single family residences on lots of 5 acres or more to the east and south, and Frangipani Winery to the west. |
| 6. Project Data: | Total Acreage: 10.0 Gross Acres
Total Square Footage: 10,780 |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

DENIAL of the APPEAL of the Planning Director's Approval of **PLOT PLAN NO. 22372**; and,

APPROVAL of **PLOT PLAN NO. 22372**, 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 – 10 Acre Minimum (C/V-10) 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 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 winery and tasting room 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 Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north and south, Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
4. The zoning for the subject site is Citrus Vineyard – 10 Acre Minimum (C/V-10).
5. The proposed winery and tasting room is a permitted use, subject to approval of a plot plan in the Citrus Vineyard – 10 Acre Minimum (C/V-10).
6. The proposed winery and tasting room is consistent with the development standards set forth in the Citrus Vineyard Rural Policy Area Design Guidelines.

7. The project site is surrounded by properties which are zoned Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south and north, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the west.
8. Similar winery 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 (MSHCP).
10. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 41188:
 - a. Cultural Resources
 - b. Noise
 - c. Recreation
 - d. Transportation/Traffic

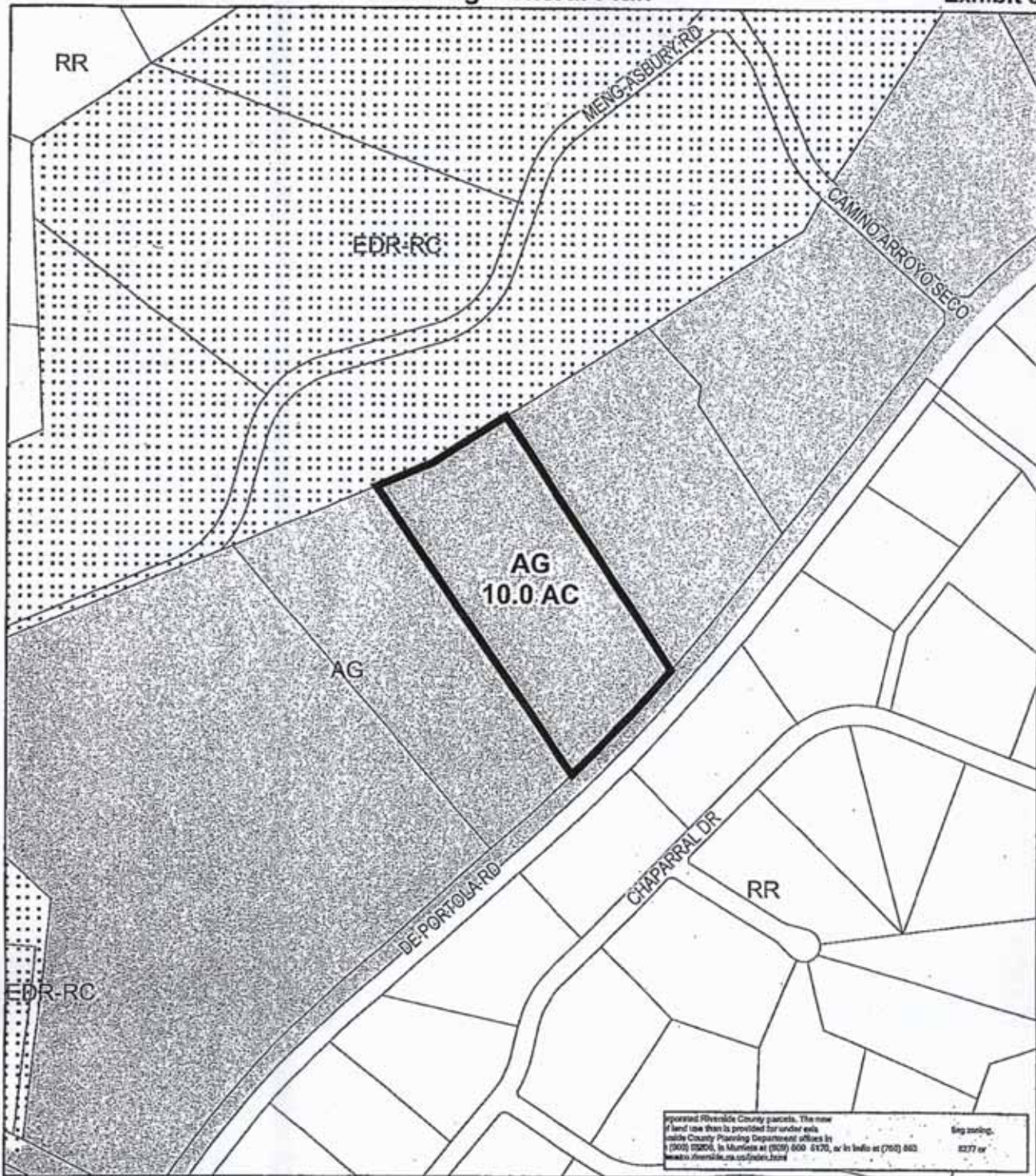
INFORMATIONAL ITEMS:

1. As of the writing, of this staff report no letters, in support or opposition to the appeal have been received.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District.
 - b. County Service Area No. 149.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. The Citrus Vineyard Rural Policy Area.
 - e. Rancho California Agricultural Preserve No. 1.
4. The subject site is currently designated as Assessor's Parcel Number 941-170-007.

Supervisor Stone
District 3
Date Drawn: 01/08/08

PP22372
Existing General Plan

Planner: Alisa Krizek
Date: 01/28/08
Exhibit 5



Approved Riverside County parcels. The use of land use shall be provided for under each parcel. For more information, contact the Riverside County Planning Department at (951) 952-6170, in Murietta at (951) 600-6170, or in Inglewood at (760) 863-8277 or www.riverside.ca.gov/planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR1W
Section: 29

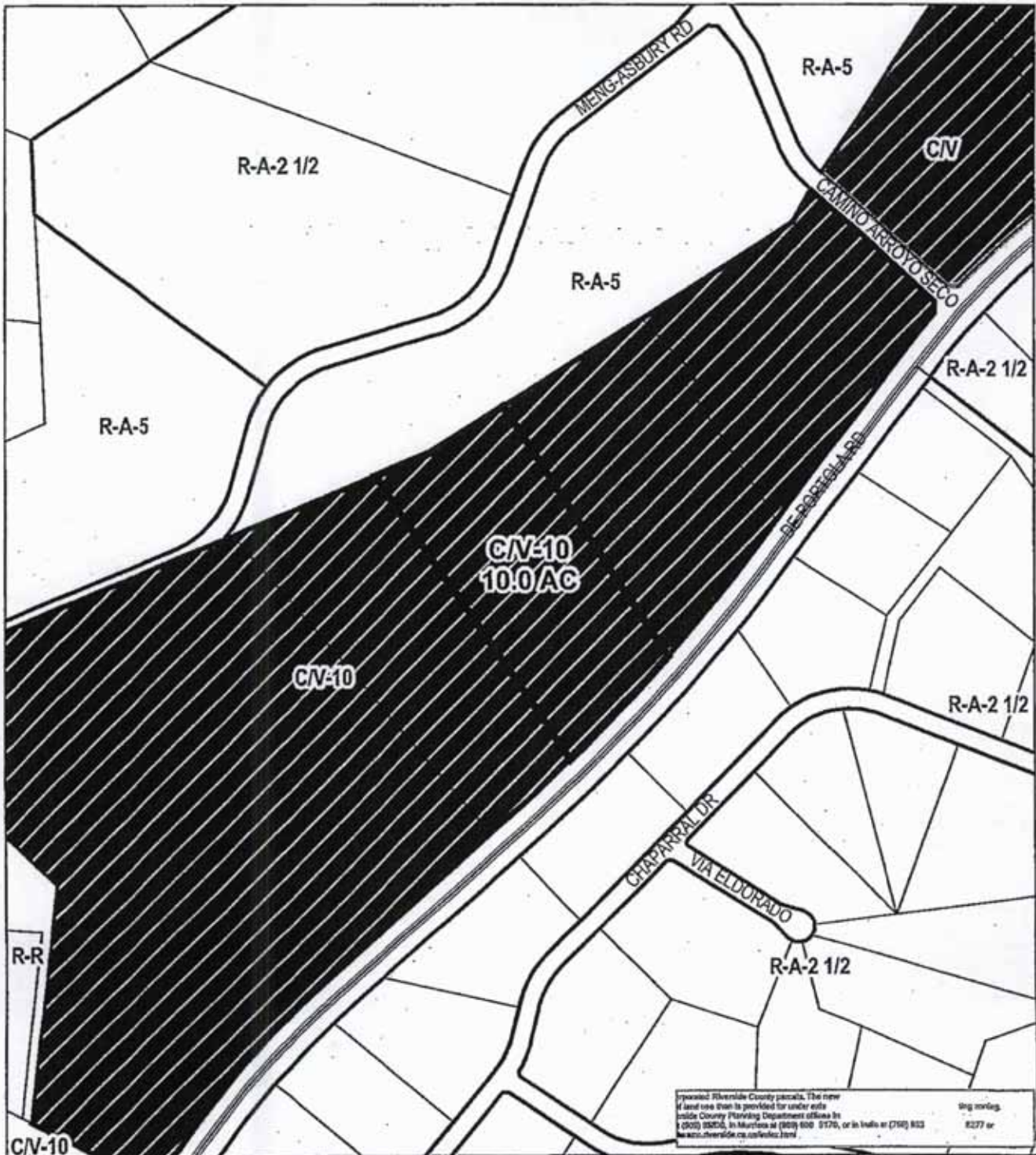


Assessors
Bk. Pg. 941-17
Thomas
Bros. Pg. 930 G7

Supervisor Stone
District 3
Date Drawn: 01/08/08

PP22372
EXISTING ZONING

Planner: Alisa Krizek
Date: 01/28/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR1W
Section: 29



Assessors
Bk. Pg. 941-17
Thomas
Bros. Pg. 930 G7



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Tony Carstens · Agency Director
Planning Department
Ron Goldman · Planning Director

January 28, 2008

Rick and Jennifer Buffington
2383 Dos Lomas
Fallbrook, CA 92028

RE: Plot Plan No. 22372 ·
Environmental Assessment No.
Regional Team: South County

On January 28, 2008, the **Riverside County Planning Director** approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Alisa Krizek, Project Planner

Y:\Planning Case Files-Riverside office\PP22372\DH 10-Day Appeal letter.doc



January 28, 2008

Ron Goldman
Planning Director
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Goldman:

The Temecula Valley Winegrowers Association has recently reviewed Cougar Vineyard & Winery's plans and finds that they are in line with the TVWA and Wine Country. DePortola Road will benefit from having another winery – giving our visitors another choice to enhance their wine experience. This project will also be very attractive to the residents of the area as it will help add to the character of Wine Country.

Sincerely,

Ray Falkner
TVWA President

County of Riverside Planning Department
Planning Director
Attention: Alisa Krizek
PO Box 1409
Riverside, CA 92502-1409
Re: Plot Plan No. 22372

Alisa Krizek:

We are writing this letter to convey our strong opposition to the proposed changes for **PLOT PLAN 22372- EA41188 (APN: 941-170-007) DBA Cougar Winery**, particularly the language that requests permission to host special events from 5 pm to 10 pm Monday through Sunday.

As residents of Glenoak Hills, a private community located directly across the street from the above mentioned business, we have already been exposed to intrusive and excessive noise in the form of music generated from this business.

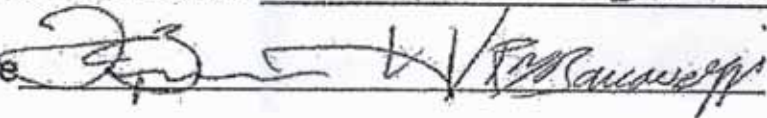
Please understand that Cougar Winery is built in a canyon, against a hillside and opposite from our community of 302 residents that is located on the other side of that small canyon. The "amphitheater" affect generated from noise on one side of the canyon is strongly amplified to the other side, even loud voices or laughter.

Furthermore, we understand that having winery's in Temecula is important to tourism, revenue and private businesses; however the community of Glenoak Hills is a well established refuge that has sheltered its residents from such incursion for over thirty years.

On January 17, 2008, the residents of Glenoak Hills had a "town hall" meeting and invited Mr. Buffington, the owner of Cougar Winery, and his associate to discuss the proposed changes in the Riverside County Land Use Ordinances. At that meeting the residents voiced their opposition the proposed changes and continued do so at the Glenoak Hills Board of Directors meeting on January 24, 2008.

Attached are some of the names, addresses and signatures of residents, including the Board of Directors, who are opposed to changes to the Riverside County Land Use Ordinances regarding **PLOT PLAN 22372- EA41188**.

Print name and address Todd & Rubia Barrowcliff 37550 Via El Dorado

Signature  Date Jan. 21, 2008

Print name and address THOMAS CHAMPLIN 37540 VIA EL DORADO

Signature Thur Chaplin Date 1-21-08

Print name and address JAMES & JEAN CRAIG 40785 Chaparral Drive

Signature James Craig & Jean Craig Date 1-23-2008

Print name and address ELEANOR SNEEDON 41895 PARADE DEL

Signature Eleanor Sneedon Date 1/24/08

Print name and address Bob Phillips 39275 CHAPARRAL DR TE

Signature Bob Phillips Date 1-24-08

Print name and address 39111 CHAPARRAL DR. TEMECULA, CA 92592

Signature Proximus Date 1-24-08

Print name and address HENRY HAZARDON 41455 PARADE DEL SOL

Signature Henry Hazardon Date 1/24/08

Print name and address Gene Hughes 41620 CHAPARRAL

Signature Gene Hughes Date 1-24-08

Print name and address MARGIE CHAPPERAULT

Signature *M. Chapperault* Date 1-24-08

Print name and address MIMI G. HOFRAVIAN 41485 PARADO St/Sec

Signature *M. Hofra* Date 1/24/08

Print name and address LUCILA RAISTON, VIA ELDORADO, TEM

Signature *Lucila Raiston* Date 1/24/08

Print name and address Donna Jean McCullough 38560 Chaparral Drive, Te

Signature *Donna Jean McCullough* Date 1/24/08

Print name and address _____

Signature _____ Date _____

Print name and address _____

Signature _____ Date _____

Print name and address _____

Signature _____ Date _____

39870 De Portola Rd.
Temecula, CA 92592
Phone: 951.491.0825
Fax: 951.491.0826

Cougar Vineyard And Winery

Fax

To: Alisa Krizek	From: Rick Buffington
Fax: 951.955.9075	Date: January 11, 2008
Phone: 951.955.3157	Pages: Cover + 4
Re: PP22372	CC:

Urgent For Review Please Comment Please Reply Please Recycle

Alisa,

Attached is the letter we sent out to about 23 neighbors along with 3 letters with 6 of the neighbors in support of the proposed project. All the people we had in attendance yesterday did sign the letter. We should have some of the other neighbors stop by over the next couple weeks and will send any other letters your way.

Please feel free to contact myself via email or phone with any questions or concerns.

email: rb@cougarvineyards.com

951.491.0825

Rick Buffington

January 5th, 2008

Cougar Vineyard & Winery
39870 De Portola Road
Temecula, CA 92592
951.491.0825
info@cougarvineyards.com



Dear Neighbor,

Happy New Year! We would like to invite you to an open house for our neighbors at our winery Thursday January 10th from 6:30 – 8pm. The purpose of the open house is to meet our neighbors and share our plans for our winery.

If you cannot attend next Thursday we would still like to share our plans with you and meet you at your convenience. We're open daily 11-6pm.

We look forward to meeting you!

Sincerely,

Jennifer & Rick Buffington
Owners/winemakers
Cougar Vineyard & Winery

January 10th, 2008

Cougar Vineyard & Winery
39870 De Portola Road
Temecula, CA 92592
951.491.0825

To Riverside County Planning Department,

We are neighbors of Cougar Vineyard & Winery and have been introduced to their plans for their tasting room and winery project.

We understand and support their plans.

Sincerely,



BRAD & JEANETTE MARIE BASSI
37330 VIA DE LOS ARBOLES
TEMECULA, CA
92592

WE HAVE A VIEW FROM OUR REAR YD,
WE APPROVE OF PROPOSED PLAN,

Ed & Mary Anne Cartaya
39815 De Portola Rd.
Temecula, Ca 92592

We live directly across the street and we also approve of proposed plan.

Thomas C. Campbell
37540 VIA EL DONADO 951-203-6202
WE SUPPORT - 1/10/08 -

Lori & Bill Bacon
39570 Calle Anita
Temecula 92592 951 676-7645

January 10th, 2008

Cougar Vineyard & Winery
39870 De Portola Road
Temecula, CA 92592
951.491.0825

To Riverside County Planning Department,

We are neighbors of Cougar Vineyard & Winery and have been introduced to their plans for their tasting room and winery project.

We understand and support their plans.

Sincerely,



JESSE ROUX of CLARA BERT
39645 CALLE ANITA
TEMECULA, 92592

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41188
Project Case Type (s) and Number(s): Plot Plan No. 22372
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Alisa Krizek, Project Planner
Telephone Number: (951) 955-9075
Applicant's Name: Rick Buffington
Applicant's Address: 2383 Dos Lomas, Fallbrook, CA 92028
Engineer's Name: LDC Group
Engineer's Address: 30520 Rancho California Road, Suite 107-21, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 22372 proposes legalize the existing winery and tasting room and to construct a 2,530 square foot wine tasting building with an administrative office attached to the existing 8,250 square foot storage/production building, currently in use as a combination tasting room and production building, and 28 parking spaces. The project proposes to host special events from 5 pm to 10 pm Monday through Sunday with most events taking place on the weekends; these events will consist of forty (40) special events with a maximum of fifty (50) guests. Seventy-six (76) percent of the project site is currently planted in vineyards and will remain.

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

C. Total Project Area: 10.0 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 10.0	Lots: 1	Sq. Ft. of Bldg. Area: 10,780	Est. No. of Employees: 4
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 941-170-007

E. Street References: The project site is located northwesterly of De Portola Road and southeasterly of Meng-Asbury Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20 and 29, 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 1,608 to 1,535 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 vineyards to the north, single family residences on lots of five (5) acres or more to the east and south, and Frangipani Winery 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, Rural Community, and Rural
3. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum) to the north and south, Rural Residential (RR) (5 Acre Minimum) to the east, and Estate Density Residential (EDR) (2 Acre Minimum) to the west

4. Policy Area(s) and Overlay(s): Citrus Vineyard Rural Policy Area to the north and south

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 – 10 Acre Minimum (C/V-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south and north, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the west.

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 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 |

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

Alisa Krizek, Project Planner

Printed Name

December 3, 2007

Date

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
AESTHETICS Would the project				
1. Scenic Resources	<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 northwesterly of De Portola Road and southeasterly of Meng-Asbury Road. The RCIP indicates that the project is not located within a designated scenic corridor.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) According to the RCIP, the project site is located 16.51 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.35) 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

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.6) 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 General Plan Figure OS-2 "Agricultural Resources," 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 (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will not contribute to the cumulative loss of farmland in the County as the proposed winery is an agricultural use.

b) The project site is located within Rancho California Agricultural Preserve No. 1; however the proposed winery and associated uses are permitted within an agricultural preserve.

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").

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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number of people?

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) Cumulative air quality impacts associated with build-out of the County's General Plan in the project vicinity and in western Riverside County as a whole was addressed on a regional basis by the County's General Plan EIR (SCH 2002051143). The project is consistent with the County General Plan and would therefore not create impacts beyond those analyzed by the County's General Plan EIR.

c) The project will not 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, WRCMSHCP, PDB05178 – MSHCP Compliance Report, prepared by Jeff Kidd Biology Consulting, dated September 7, 2007

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. The project required a general biological resource assessment, focused survey for burrowing owl habitat, and a MSHCP compliance report.

b-c) No endangered, threatened, on any species identified as a candidate, sensitive, or special status species were identified on the project site during the field survey conducted for the report.

d) The project will not 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The drainage feature onsite does not support riparian vegetation and is not considered riparian/riverine. However, the feature is mapped as a blue line stream and may be considered jurisdictional waters.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: If any grading occurs within or along the banks of any natural watercourse, a 1601/1603 and 404 permits shall be obtained from the Department of California Fish and Game and the Army Corp of Engineers (COA 60.PLANNING.1, 60.PLANNING.2)

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

CULTURAL RESOURCES Would the project

7. Historic Resources	<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, EIC Correspondence

Findings of Fact: a) The project site is currently occupied by 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.

8. Archaeological Resources	<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 type="checkbox"/>	<input checked="" 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) An archaeological report was not required for the project site. The project proposes an addition to the existing room, which will require minimal to no grading. If, during ground

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disturbing activities, archaeological resources are discovered, all ground disturbances shall stop until an agreement has been reached by all appropriate parties. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes.

b) 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.

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes.

d) The proposed project will not restrict existing religious or sacred uses within the potential impact area.

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?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. However, the project is proposing minimal to no grading as the site has already been graded for the winery.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 1799

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) According to County Geological Report No. 1799, the potential for fault ground surface rupture on the project site is unlikely. However the site is located in a seismically active area of Southern California and should be expected to experience strong seismic shaking. International Building Code (IBC) requirements pertaining to development in Seismic Zone 4 will mitigate the potential impact to less than significant. As IBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b) According to County Geological Report No. 1799, the potential for fault ground surface rupture on the project site is unlikely.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 1799

Findings of Fact: According to County Geological Report No. 1799, the potential for liquefaction is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 1799

Findings of Fact: According to County Geological Report No. 1799, no active faults exist on the project site and the potential for ground surface rupture is unlikely. The site is located in a seismically active area of Southern California and should be expected to experience strong seismic shaking. International Building Code (IBC) requirements pertaining to development will mitigate the potential impact to less than significant. As IBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk	<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
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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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 1799

Findings of Fact: According to County Geological Report No. 1799, the probability of seismically induces landsliding is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. International Building Code (IBC) requirements pertaining to development will mitigate the potential impact to less than significant. As IBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: Project Application Materials, GEO No. 1799

Findings of Fact: No other geological hazards were identified in the County Geological Report.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials, GEO No. 1799

Findings of Fact: a) The project site is relatively flat with gently sloping topography toward the western boundary. The project is proposing to add a tasting room to the existing winery which will require minimal to no grading. The winery is not proposing any additional changes in topography and will therefore have a less than significant impact.

b) The existing grading may contain slopes greater than 10 feet in height. According to the County Geological Report No. 1799, the onsite slopes are considered grossly and surficially stable as presently constructed.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

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"/>
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"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, 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 and construction. The project is not proposing additional grading; however, if additional grading is to occur, 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, International Building Code (IBC) requirements pertaining to development will mitigate the potential impact to less than significant. As IBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

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
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

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

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

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

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. 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. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) 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.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 project proposes to construct a 2,530 square foot wine tasting building with an office attached to the existing 8,250 square foot storage building and 28 parking spaces. 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. 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

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.

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.

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.

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
22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: 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.

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.

HYDROLOGY AND WATER QUALITY Would the project

23. 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 which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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)?

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

Findings of Fact: a) The southern half of the site is impacted by a well defined watercourse from the east that may impair the driveway during major storm events. The winery and vineyard will not alter the existing drainage pattern of the site or area.

b) In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, 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. Prior to occupancy, all structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specifications. (COA 10.FLOOD RI.5, 60.FLOOD RI.3, 90.FLOOD RI.3) This is a standard condition of approval 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.

d) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. In order to mitigate the impacts, the project proposes to install a cover crop on the vineyard, which will mitigate driveway runoff.

e-f) The southern half of the site is impacted by a well defined watercourse from the east that may impair the driveway during major storm events. The proposed project will not place structures within the watercourse.

g) The project will not otherwise substantially degrade water quality.

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.

Monitoring: No monitoring measures are required.

24. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 southern half of the site is impacted by a well defined watercourse from the east that may impair the driveway during major storm events. The winery and vineyard will not alter the existing drainage pattern of the site or area.

b) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. In order to mitigate the impacts, the project proposes to install a cover crop on the vineyard, which will mitigate driveway runoff.

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.

d) The project will not cause changes in the amount of surface water in any water body.

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
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: RCIP, GIS database, Project Application Materials

Findings of Fact: a) The proposed project is consistent with the current land use designation of Agriculture: Agriculture (AG) (10 Acre Minimum) in the Southwest Area Plan.

b) The project site is not located within a city sphere of influence.

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
26. Planning	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
those of any applicable Specific Plan)?				
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 consistent with the proposed Citrus Vineyard – 10 Acre Minimum (C/V-10) zone.

b) The project is compatible with the existing surrounding zoning of Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south and north, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the west.

c) Surrounding land uses include vineyards to the north, single family residences on lots of five (5) acres or more to the east and south, and Frangipani Winery to the west. The project is compatible with the planned and existing land uses.

d) The project is consistent with the current land use designation of Agriculture (AG) (10 Acre Minimum) and Citrus Vineyard Rural Policy Area.

e) Surrounding land uses include vineyards to the north, single family residences on lots of five (5) acres or more to the east and south, and Frangipani Winery to the west. The project site 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

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

28. Airport Noise

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

29. 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.

30. 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.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Noise Effects on or by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
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"/>

Source: Project Application Materials

Findings of Fact: a) The winery will cause a substantial permanent increase in ambient noise levels. In order to mitigate the effects of the winery, the hours of operation for the winery, tasting room, and shipping facility have been limited to 10 am to 6 pm Monday through Sunday with special events ending no later than 10 pm. Special events will not occur during tasting room hours of operation. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director shall reconsider the hours of operation and annual amount of special events.

b) The project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

c) The winery may expose surrounding residences to noise levels in excess of standards established in the General Plan; however, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director shall reconsider the hours of operation and annual amount of special events.

d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: The hours of operation for the winery, tasting room, and shipping facility have been limited to 10 am to 5 pm Monday through Sunday with special events ending no later than 10 pm. Special events shall not occur during tasting room hours of operation. Additionally, if a significant amount of complaints have been received, one year after issuance of occupancy, the Director shall reconsider the hours of operation and annual amount of special events. (COA 10.PLANNING.9, 10.PLANNING.25, 20.PLANNING.21)

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

POPULATION AND HOUSING Would the project

33. Housing	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The project site is currently vacant; 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:

34. Fire Services

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 20.PLANNING.23) 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.

35. Sheriff Services

Source: RCIP

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 20.PLANNING.23) 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. Schools

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 20.PLANNING.54) 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. Libraries

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 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 20.PLANNING.23) 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. Health Services

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

Findings of Fact: The use of the proposed 10.0-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

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 checked="" type="checkbox"/>	<input 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)?

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is located within County Service Area No. 149; however, this County Service Area is for the beautification of the wine country. Commercial projects, such as the one proposed, are not subject to park and recreation fees (Quimby).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: A fourteen (14) 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: Prior to grading permit issuance, the trail shall be shown on all grading plans. Prior to the issuance of the first building permit issuance, the trail shall be constructed. (COA 60.PARKS.1, 100.PLANNING.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

41. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 northbound left-turn lane shall be provided at the intersection of the project driveway and De Portola Road. (COA 10.TRANS.1) With the recommended conditions of approval, the project will not negatively impact the existing traffic capacity of the street.

b) The facility is designed to provide twenty-eight (28) parking spaces, including two 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.

c) The project has been conditioned to add an acceleration/deceleration lane on De Portola at the intersection of the winery driveway and De Portola Road. 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 roads or highways.

d) The project will not result in a change in air traffic patterns.

e) The project will not alter waterborne, rail or air traffic.

f) The project will not substantially increase hazards to a design feature.

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.21) 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.

j) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: 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 northbound left-turn lane shall be provided at the intersection of the project driveway and De Portola Road. (COA 10.TRANS., 90.TRANS.8)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. 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

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

44. Sewer	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a-b) The project is proposing to construct a 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 set of three detailed plan of the proposed subsurface sewage disposal system and floor plan/plumbing schedule shall be approved by the Department of Environmental Health. (COA 80.E HEALTH.3) 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.

45. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

46. 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"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Conflict with adopted energy conservation plans?

<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: 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.

d) Storm water drainage will be handled on-site.

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

g) The project will not require additional government services.

h) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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.

48. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

49. 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)?

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.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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:

PDB05178 – MSHCP Compliance Report, prepared by Jeff Kidd Biology Consulting, dated September 7, 2007

GEO No. 1799

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside, CA 92505

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

August 2, 2011

Ron Vergilio Designs
508 S. Smith Ave., Ste. 206
Corona, CA 92882

Yabar Wilmer & Silvia
39788 Camino Arroyo Seco
Temecula, CA 92592

RE: Plot Plan No. 23896
Environmental Assessment No. 42098
Regional Team: Riverside Office

On June 14, 2011 the Riverside County Board of Supervisors upheld the appeal and approved the above referenced case subject to the attached FINAL conditions.

Actions taken on the above referenced cases are considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director


Kinika Hesterly, Project Planner

CC:
Transportation Department, Development Review –
Riverside Office
Surveyor's Office – *Copy of approved tentative map*
CAC 2nd Floor Land Use Files

Environmental Health Department
Fire Department
Riverside County Flood Control District
Planning Dept. - Riverside Office

Revised: 01/06/11
Y:\Planning Case Files-Riverside office\PP23896\BOS Approval Letter.doc

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PINKS

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

913B



REVIEWED BY EXECUTIVE OFFICE

DATE 6/8/11 YW
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 7, 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,

UPHOLD 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 Luria
Planning Director

Initials:
CSL:vc

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

APPROVED
JUN 14 2011
BY BOARD OF SUPERVISORS

Prev. Agn. Ref.

District: Third

Agenda Number:

3.63

BACKGROUND

The project was set for a Board of Supervisor's hearing on April 26, 2011. The Board directed staff to add language to conditions of approval reflecting the change in access to the project site and that wine tasting and special events cease and desist until specific project requirements have been met, specifically:

- 75% of the net lot area has been planted in vineyard, the trash enclosure has been completed and finalized, and the southerly entrance to the project site off of Camino Arroyo Seco has been fenced with a white, three (3) rail fence.

This Board package includes the new and revised conditions of approval only. The new and revised conditions are from the Transportation and Planning Departments.

Reverse Chronology

On 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.

On 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.

On 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.

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.

On 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.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Board of Supervisors: June 14, 2011
Continued at BOS: 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

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

BOARD OF SUPERVISOR'S HEARING BACKGROUND

The project was set for a Board of Supervisor's hearing on April 26, 2011. The Board directed staff to add language to conditions of approval reflecting the change in access to the project site and that wine tasting and special events cease and desist until specific project requirements have been met, specifically:

- 75% of the net lot area has been planted in vineyard, the trash enclosure has been completed and finalized, and the southerly entrance to the project site off of Camino Arroyo Seco has been fenced with a white, three (3) rail fence.

New and revised conditions are from the Transportation and Planning Departments only.

FURTHER PLANNING CONSIDERATIONS:

On 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.

On 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.

On 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.

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.

On 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.

REVISED 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,

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

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
Total Building Square Footage: 6,983
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;

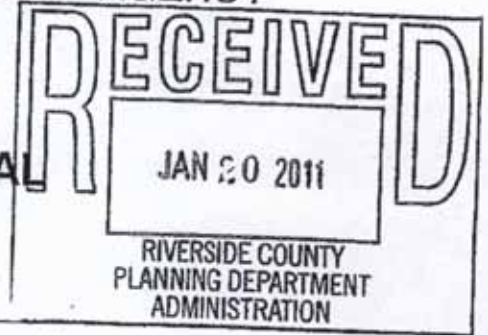
- d. The Agriculture (AG) (10 Acre Minimum) Land Use Designation;
 - e. The Citrus Vineyard (C/V) Zoning Classification;
 - f. The Citrus Vineyard Rural Policy Area;
 - g. Ordinance 659 (DIF) Fee Area and subject to mitigation fees;
 - h. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees;
 - 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.

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 Covona Family Limited Partnership E-Mail: scovona@wckel.com

Mailing Address: 43915 Coronado Rd.
Temecula City CA State 92592 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"> Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> Clerk of The Board for: Appeals before the Board of Supervisors. Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

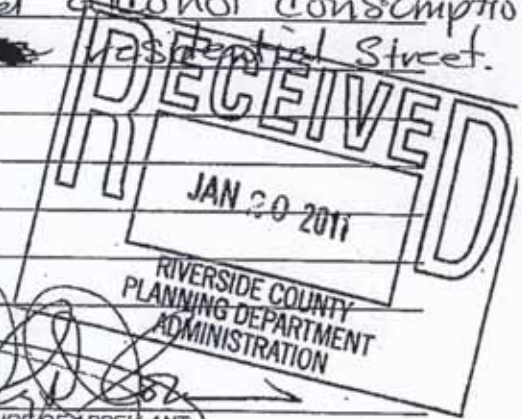
TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> Change of Zone denied by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denied by the Planning Commission Substantial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

APPLICATION FOR APPEAL

Roadway - Ingress + 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 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: _____
 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: Person Family Partnership E-Mail: _____

Mailing Address: 43915 Coronado Ave. Temecula CA 92592

City State ZIP

Daytime Phone No: (951) 476-4800 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"> Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> Clerk of The Board for: Appeals before the Board of Supervisors. Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> Change of Zone denied by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denied by the Planning Commission Substantial Conformance Determination for WECS Surface Mining and Reclamation Permit 	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"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 	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"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • Revised Permit 	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	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 Corina Benitez
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.

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

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

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$28.00
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

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.

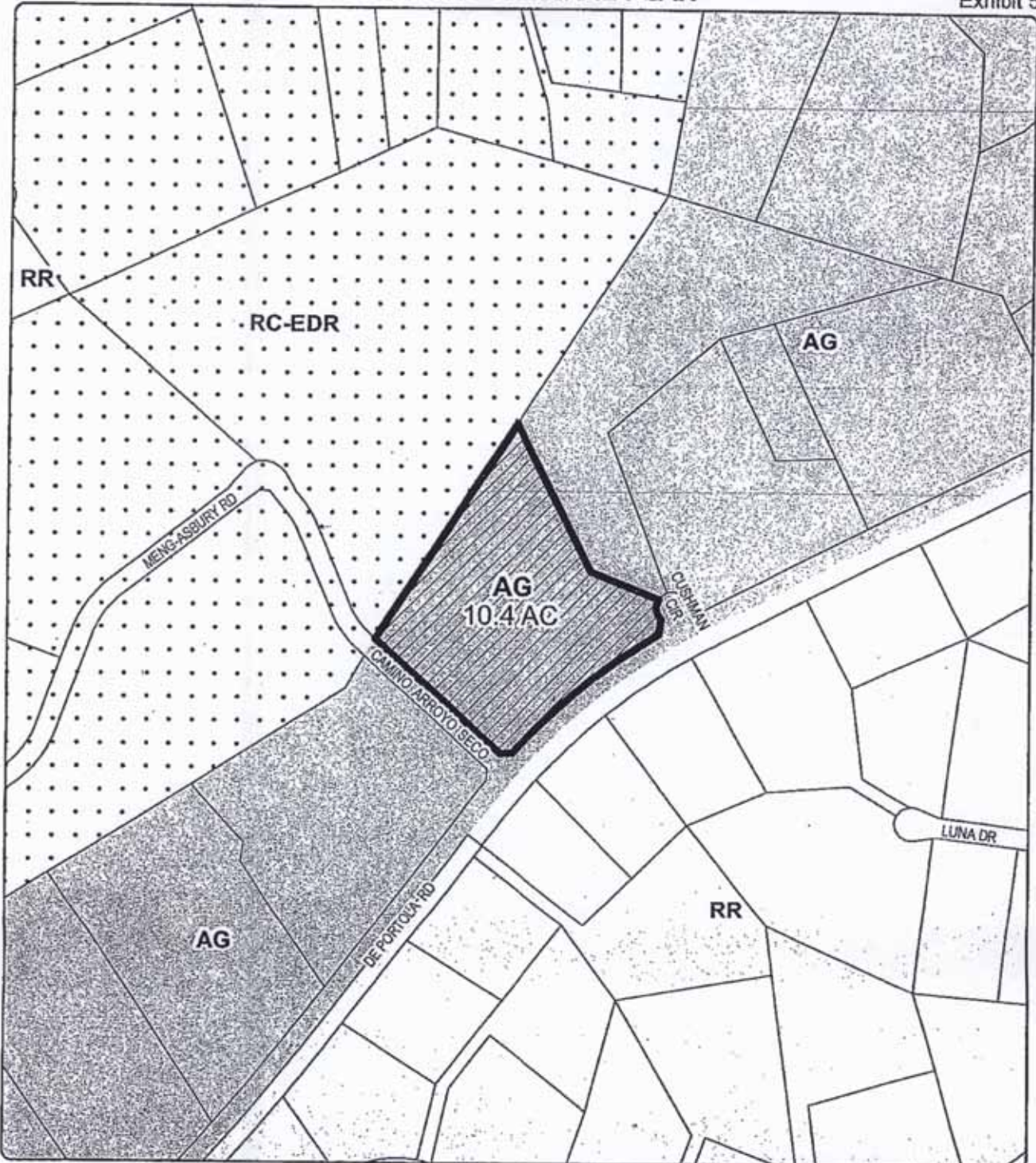
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP23896

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

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.rma.co.riverside.ca.us/index.html>

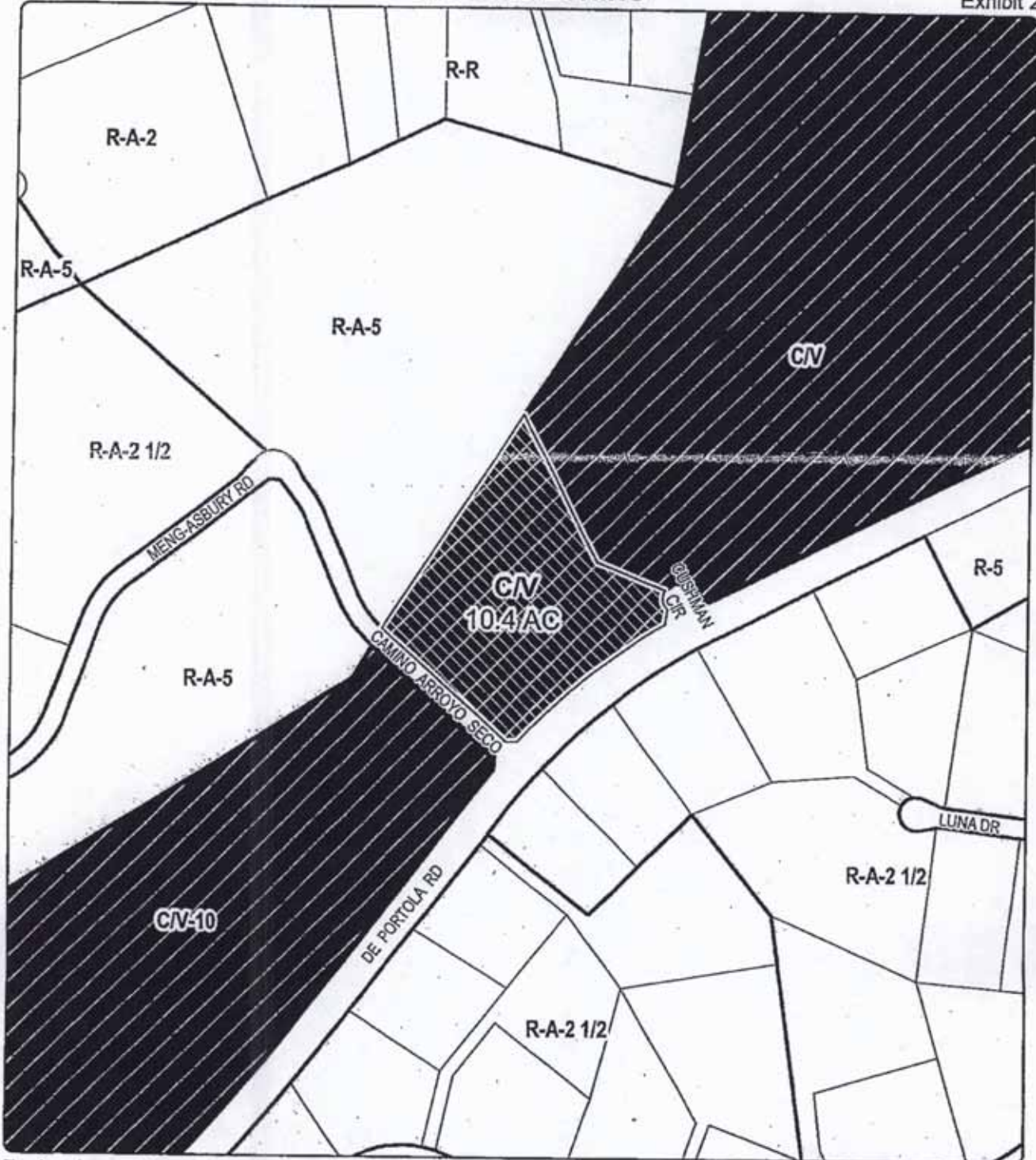


RIVERSIDE COUNTY PLANNING DEPARTMENT

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://planning.riverside.ca.us/index.html>



Agenda Item No.: 4.4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial 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 (CV)
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
Total Building Square Footage: 6,983
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.

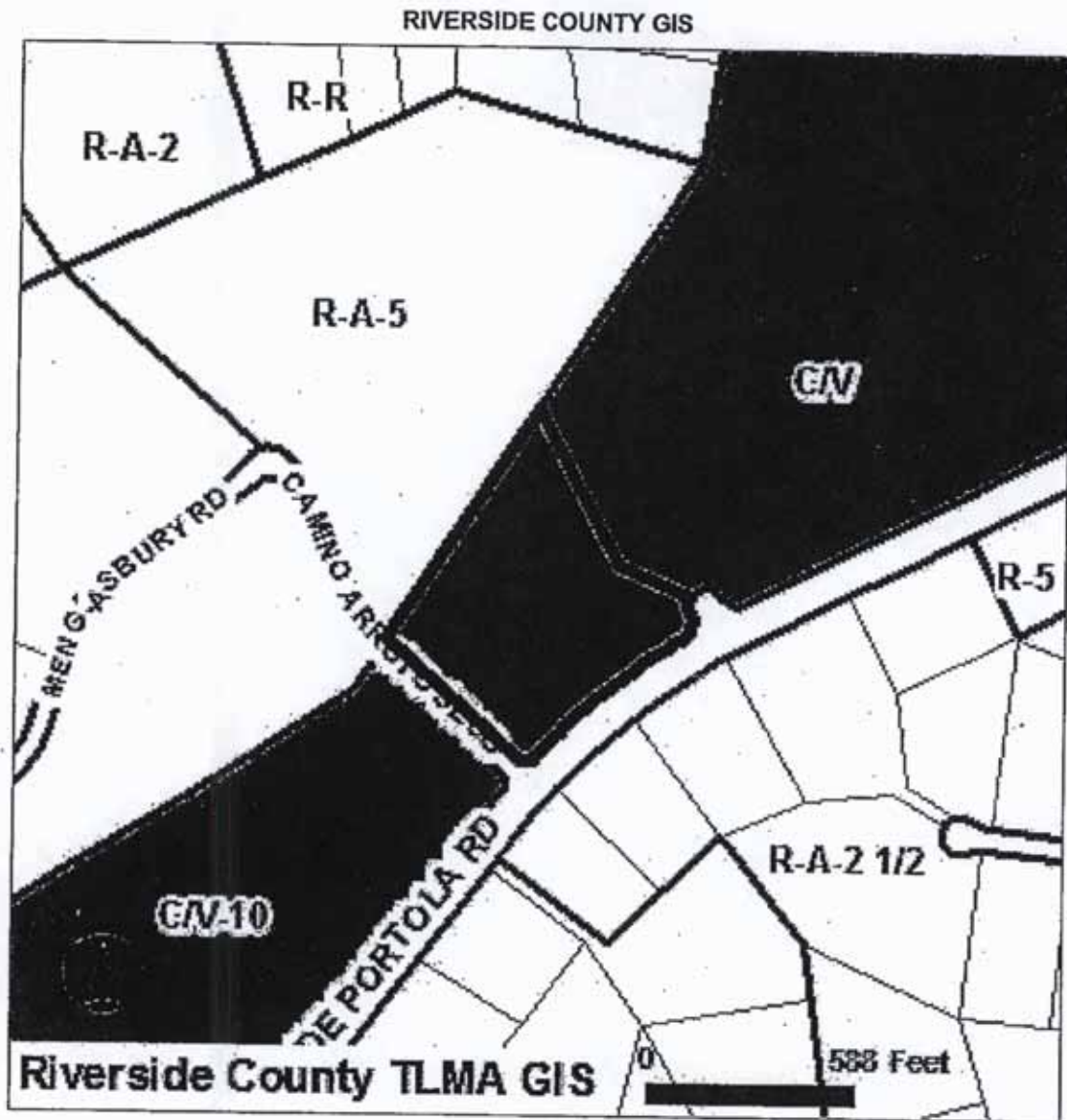
1. The project site is designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery, tasting room and gift shop, is a permitted use in the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) designation.
3. The project site is surrounded by 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.



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.

REPORT PRINTED ON...Wed May 19 13:18:40 2010
Version 100412

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, 9th 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. 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 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

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

Kinika Hesterly, Project Planner
Printed Name

May 17, 2010

Date

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
AESTHETICS Would the project				
1. Scenic Resources	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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
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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?

b) Expose residential property to unacceptable light levels?

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

	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.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	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

7. Historic Resources	<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.

8. Archaeological Resources	<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?

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?

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

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.

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?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

b) Require review by the Airport Land Use Commission?

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?

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?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures

<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
26. Land Use	<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.

27. Planning	<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

	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 approximately 50 special events 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_{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.

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 approximately 50 special events 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

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?

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?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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"/>