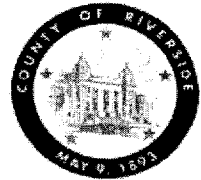


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

4018



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 23, 2010

SUBJECT: PLOT PLAN NO. 23376 / VARIANCE NO. 1839 – EA41927 – Applicant: Frank Aglio – Engineer/Representative: Markham Development Management Group, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST: Plot Plan No. 23376** proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project shall provide 108 parking spaces and an area for overflow parking. The project also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts. **Variance No. 1839** proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet. APN: 942-050-004. (Quasi Judicial)

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41927**, 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,

Ron Goldman
Planning Director

Initials:
RG:vc *vc*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with the addition of language to the conditions to ensure that additional events are not approved without the consent of the Planning Director.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 13, 2010
xc: Planning, Co.Co., MC, COB(2)

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref. 6/8/10 Item No. 1.5 a/b | **District:** Third | **Agenda Number:**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.1

REVIEWED BY EXECUTIVE OFFICE
DATE 6/23/10 *vc*
Tira Grande

Departmental Concurrence

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

The Honorable Board of Supervisors

Re: **APPEAL OF PLOT PLAN NO. 23376 / VARIANCE NO. 1839**

Page 2 of 2

APPROVAL of **VARIANCE NO. 1839**, based upon the findings and conclusions incorporated in the staff report.

APPROVAL of the **APPLICANT'S APPEAL OF PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 23376 was approved at Director's Hearing on 7/27/09 with a reduction in weddings from 130 to 30 per year. The applicant appealed the Planning Director's Decision to reduce the weddings and the decision to end weekend operating hours at 9:00 PM. The appeal was set for hearing with the Planning Commission on 9/30/09. Project revisions were made over the course of several months and on 5/05/10, the Planning Commission approved the project and appeal and allowed wedding events to increase from 30 to 99 weddings per year with an opportunity to increase to 130 weddings per year if no significant noise complaints are received, and also allowed weekend hours of operation to extend to 10:00 PM. During the months prior to the project being approved at Planning Commission, the applicant was requested to reinstate the variance to reduce the setback requirement of an existing storage building from 50 feet to 20 feet from the side yard property line. The applicant complied with the Planning Commission's request to reinstate the variance and the project was re-advertised to include the variance application. This caused the need for the project with the variance to be placed on the Board of Supervisor's Receive and File agenda.

On June 8, 2010, the project was pulled from the agenda as a Receive and File item and set for public hearing on the July 13, 2010 Board of Supervisor's agenda.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

401 B

DATE: June 22, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PLOT PLAN NO. 23376 / VARIANCE NO. 1839 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

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

THIS ITEM WAS PULLED FROM THE JUNE 8, 2010 RECEIVE AND FILE CALENDAR ITEM
1.5 - 15 TAB AND SET FOR HEARING ON JULY 13, 2010.

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5274)

7/13/10 6.1

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

Ray
6-23-10

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

919B

DATE: May 19, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PLOT PLAN NO. 23376 / VARIANCE NO. 1839 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 Day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owners labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

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

Please schedule on the June 8, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5274)

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

Ron Goldman
5-25-10

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.8: APPEAL OF PLOT PLAN NO. 23376 / VARIANCE NO. 1839 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Kelly Smith - Engineer/Representative: Inland Valley Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Citrus Vineyard Rural Policy Area - Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way - 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **APN: 942-050-004** - (Continued from 1/13/10 and 4/7/10) - (Quasi-judicial)

II. PROJECT DESCRIPTION

The plot plan proposes a winery, bed & breakfast facility and special events facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. The project proposes a 4,288 square foot gift shop and tasting room, a 5,950 square foot banquet hall with underground parking, a 9,205 square foot 10 room bed & breakfast facility, a 192 square foot guard office, a 690 square foot storage building and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project proposes 108 parking spaces. The appeal request is for the increase of wedding events from 30 to 130 and that the hours of operation of wedding events are extended from 9:00 PM to 10:00 PM on Friday and Saturday. The project also proposes 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts. The variance proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly. Ph: (951) 955-1888 or E-mail khesterl@rctlma.org

The following spoke in favor of the subject proposal:

Sam Alhadeff, Applicant's Representative, Temecula, CA 92591

Larry Markham, Applicant's Representative, 41635 Enterprise Circle, Temecula, CA 92590-5614

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

Several project revisions, including: the number of weddings allowed, site plan revisions, and conditions of approval.

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41927**, 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 **VARIANCE NO. 1839**, based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

APPROVAL of the **APPLICANT'S APPEAL OF PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.2: APPEAL OF PLOT PLAN NO. 23376 / VARIANCE NO. 1839** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Kelly Smith - Engineer/Representative: Inland Valley Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Citrus Vineyard Rural Policy Area - Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way - 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **APN:** 942-050-004 - (Quasi-judicial) (Continued from 1/13/10)
- II. PROJECT DESCRIPTION**
The plot plan proposes a winery, bed & breakfast facility and special events facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. The project proposes a 4,288 square foot gift shop and tasting room, a 5,950 square foot banquet hall with underground parking, a 9,205 square foot 10 room bed & breakfast facility, a 192 square foot guard office, a 690 square foot storage building and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project proposes 108 parking spaces. The appeal request is for the increase of wedding events from 30 to 130 and that the hours of operation of wedding events are extended from 9:00 PM to 10:00 PM on Friday and Saturday. The project also proposes 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts. The variance proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail khesterl@rctlma.org
- The following spoke in favor of the subject proposal:
Larry Markham, Applicant's Representative, 41635 Enterprise Circle N, Ste. B, Temecula, CA 92590
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
Applicant asked to provide evidence that 75% planting can be achieved among other things.
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Roth absent); continued the subject proposal with discussion to May 5, 2010.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 3.1: APPEAL OF PLOT PLAN NO. 23376** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - APN(s): 942-050-004. (Continued from 9/30/09, 10/28/09 and 12/2/09). (Quasi-Judicial)
- II. PROJECT DESCRIPTION**
The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed. The project shall provide 103 parking spaces. The project will have 65 special events comprised of 30 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.
- III. MEETING SUMMARY**
Subject proposal did not require a presentation.
Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Porras absent), continued the subject proposal to April 7, 2010.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 3.2: APPEAL OF PLOT PLAN NO. 23376** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Kelly Smith - Engineer/Representative: Inland Valley Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Citrus Vineyard Rural Policy Area - Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way - 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **APN: 942-050-004** - (Continued from 9/30/09 and 10/28/09) (Quasi-Judicial)
- II. PROJECT DESCRIPTION**
The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed. The project shall provide 103 parking spaces. The project will have 65 special events comprised of 30 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to January 13, 2010.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.2: APPEAL OF PLOT PLAN NO. 23376** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - APN(s): 942-050-004. (Continued from 9/30/09). (Quasi-Judicial)
- II. **PROJECT DESCRIPTION**
The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed. The project shall provide 103 parking spaces. The project will have 65 special events comprised of 30 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.
- The following did not wish to speak but would like to be recorded as in favor of the subject proposal:
Larry Markham, Applicant's Representative, 41635 Enterprise Circle N., Ste. B., Temecula, California 92590
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to December 2, 2009.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.3: APPEAL OF PLOT PLAN NO. 23376** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Kelly Smith - Engineer/Representative: Inland Valley Development - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Citrus Vineyard Rural Policy Area - Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way - 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - APN: 942-050-004 - (Quasi-Judicial)
- II. PROJECT DESCRIPTION**
The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed. The project shall provide 103 parking spaces. The project will have 65 special events comprised of 30 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Kinika Hesterly, 951-955-0879 or email khesterl@rctlma.org.
- No one spoke in neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued subject proposal to October 28, 2009.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: May 5, 2010
Continued From: 4/07/10, 1/13/10, 12/2/09,
10/28/09, 9/30/09

Plot Plan No. 23376
Variance No. 1839
E.A.: 41927
Applicant: Frank Aglio
Engineer/Representative: Inland Valley
Development

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

On May 5, 2010, the Planning Department recommended to continue the project to a subsequent hearing and the Planning Commission adopted a mitigated negative declaration, approved the variance, applicant's appeal and plot plan. This approval included the increase in the number of weddings per year from 30 to 99 (further discussion is included in the issues of concern section below). Also, per the Planning Commission, the applicant would be allowed to modify the site plan after hearing to reflect how the project will meet the 75% vineyard planting requirement in Ordinance No. 348. Though changes to the site plan will be made, no further Land Development Committee (LDC) review will be required per the Planning Commission.

The project description in the Environmental Assessment was changed per revisions that were discussed at Planning Commission.

PROJECT DESCRIPTION REVISED AT PLANNING COMMISSION:

Plot Plan No. 23376 proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project shall provide 108 parking spaces and an area for overflow parking. The project also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.

Variance No. 1839 proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.

ISSUES OF CONCERN RESOLVED AT PLANNING COMMISSION:

- 1. Number of Events - Resolved**
99 weddings per year are allowed, with the possibility of increasing the number of weddings to 130 per year if significant complaints are not received.
- 2. Extend hours from 9:00 PM to 10:00 PM - Resolved**
Hours of operation for special events are allowed to extend until 10 p.m. Friday, Saturday and Sunday.
- 3. 75% Planting Requirement - Resolved**
The applicant will provide proof that the 75% vineyard planting will be achieved.
- 4. 400 square foot Permanent Building – Resolved**

W

The structure will be finalized within 120 days of project approval. Once this structure is built, the noise will be reduced at the project site.

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41927**, 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 **VARIANCE NO. 1839**, based upon the findings and conclusions incorporated in the staff report.

APPROVAL of the **APPLICANT'S APPEAL OF PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Additional variance findings were presented at Planning Commission on May 5, 2010.

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

1. The project site contains an existing structure which is located twenty (20) feet from the side property line. Ord. 348, Section 14.74 d. (7), requires a side yard setback of fifty feet. A variance application has been submitted to allow the setback for the existing structure to vary from the required setback by thirty (30) feet.
2. The proposed variance was submitted based upon the topography restraints of the land. Significant alteration to the parcel would be necessary to locate the barn elsewhere on-site.
3. Surrounding properties have varying topography. Parcels to the west are more flat, the parcel to the east consists of a knoll. The subject parcel consists of steepness near the entrance and east side of the parcel and significant lowering towards the rear and west. Based upon the topography of the lot, a variance is required for the existing storage building to remain and to allow a reduction of the 50 foot setback requirement described in Ordinance No. 348, Article XIVb, Section 14.74, item d.(7).
4. The variance request to allow a reduction in the 50' setback to 20,' will eliminate the potential to disturb the existing topography of the site and location of the subject storage building which, if moved, would cause vineyard planting areas to face being damaged or destroyed as well as impact proposed and existing buildings at the project site. A variance is required because of Ordinance No. 348, Article XIVb, Section 14.74, item e.(7), which states that minimum setbacks shall be 50.'

INFORMATIONAL ITEMS:

Additional support letters were received:

- a. One (1) letter of support was received from Bill Wilson, President of the Temecula Valley Winegrower's Association, not dated.
- b. One (1) letter of support was received from Ed Meyers, dated May 3, 2010.

Agenda Item No.: 7.8
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: May 5, 2010
Continued From: 4/07/10, 1/13/09, 12/2/09,
10/28/09, 9/30/09

Plot Plan No. 23376
Variance No. 1839
E.A.: 41927
Applicant: Frank Aglio
Engineer/Representative: Inland Valley
Development

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 23376 proposes a winery, bed & breakfast facility and special events facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. The project proposes a 4,288 square foot gift shop and tasting room, a 5,950 square foot banquet hall with underground parking, a 9,205 square foot 10 room bed & breakfast facility, a 192 square foot guard office, a 690 square foot storage building and a 400 square foot permanent structure to be used for events before the banquet hall is constructed and for small gatherings afterwards. The project proposes 108 parking spaces and an area for overflow parking, 130 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.

Variance No. 1839 proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.

The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way.

REASON FOR THE APPEAL

The project was approved at Director's Hearing on July 27, 2009. However, the special events allowed were reduced from 165 to 65. More specifically, the number of weddings was reduced by 100 (from 130 to 30). The applicant is appealing the limitation of 30 weddings per year and the hours of operation for wedding events being limited to 9:00 PM. The applicant requests that 130 weddings per year be allowed and that the hours of operation of wedding events be extended to 10:00 PM on Friday and Saturday.

ISSUES OF CONCERN (4):

1. Number of Events - Unresolved

The appropriate number of events needs to be determined.

2. Extended hours from 9:00 PM to 10:00 PM - Unresolved

3. 75% Planting Requirement - Unresolved

The applicant is required to provide proof that 75% vineyard planting can be reached and maintained and, as of this writing, this proof has not been provided.

4. 400 square foot Permanent Building – Unresolved

The timing on when this structure must be constructed and finalized needs to be determined.

W

Once this structure is built, the noise will be reduced at the project site.

FURTHER PLANNING CONSIDERATIONS:

Planning Commission April 7, 2010

The project was continued to allow the applicant to provide: neighborhood outreach, proof that the 75% planting requirement could be met, and a schedule of upcoming events.

Planning Commission January 13, 2010

This project was continued to allow the revised exhibits, with the bed & breakfast addition, to be transmitted to Land Development Committee departments for review.

Planning Commission December 2, 2009

The project was continued pending the applicant's submittal of project revisions, including the addition of a bed and breakfast facility and revising the site plan to indicate the change in use of existing buildings that will be proposed for storage and wine production.

Planning Commission October 28, 2009

The project was continued based on the results of the site visit conducted on October 13, 2009. At this site visit, attended by the applicant, representative, County staff, and a member of the Planning Commission. The applicant was asked to make revisions to the current proposal. These revisions include: adding a Bed & Breakfast facility, removing safety hazards from the parking area, utilizing existing buildings for wine production and storage, and proposing a variance application. As of this writing, the applicant is pending submittal of these revisions to the project.

Planning Commission September 30, 2009

The project was continued at the request of the Planning Commission on September 30, 2009. The Planning Commission requested a site visit to be attended by the applicant, County staff, and a member of the Planning Commission.

Director's Hearing July 27, 2009

On July 27, 2009, the Planning Director modified the project's conditions of approval. The number of weddings allowed was reduced from 130 to 30. The following changes were also made: no outdoor receptions will be allowed on or after July 1, 2010; all receptions shall be held in the banquet hall on or after July 1, 2010; if the banquet hall has not been constructed by July 1, 2010, no special events are allowed at the site (including but not limited to, weddings, business meetings/small group gatherings, jazz concerts, movie nights); no special events, with the exception of small meetings and rehearsal dinners, will be allowed in the outdoor pavilion after July 1, 2010; no outdoor special events are allowed during the months of November, December, January and February; the temporary dance (outdoor) pavilion shall be constructed prior to November 1, 2009, all music and dancing associated with the outdoor receptions shall occur within the temporary dance pavilion; if the temporary dance pavilion has not been constructed by November 1, 2009, no outdoor special events are allowed at the site; the existing trailers shall be removed from the site on or before July 1, 2010; the structures to be removed include the two trailers located southeast portion of the site and two trailers in the southwest portion of the site; parking was revised to reflect maximum 150 guests allowed.

The following special events shall be allowed:

- 30 weddings with a maximum of 150 guests.
- With the exception of the jazz concerts and movie nights, the special events shall be held indoors.

- Weddings can be held everyday between the hours of 4:00 pm and 9:00 pm.
- The small group gatherings shall occur Monday through Thursday between the hours of 11:00am - 2:00pm and 4:00pm – 9:00pm.
- The family movie nights will occur on Wednesday nights between 6:00pm – 9:00pm
- Jazz concerts will be on Saturday night between 5:00pm – 9:00pm

The allowance for special events is dependent on the remodel of the winery production room. Per the Citrus Vineyard zone, incidental commercial uses (i.e. special events), shall be secondary to the agricultural use of the site.

The following condition was removed at Director's Hearing (COA 20. PLANNING. 7- Banquet Hall):

The conditions of approval have been modified as noted above, and are included within the staff report package.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Citrus Vineyard (C/V) |
| 4. Surrounding Zoning (Ex. #2): | Citrus Vineyard (C/V) |
| 5. Existing Land Use (Ex. #1): | Oak Meadows Special Occasion Facility |
| 6. Surrounding Land Use (Ex. #1): | Single family residences to the east, south, and west and vacant land to the north. |
| 7. Project Data: | Total Gross Acreage: 10.25
Total Buildings: 8
Total Building Square Footage: 24,575 |
| 8. Environmental Concerns: | Mitigated Negative Declaration |

RECOMMENDATIONS:

DISCUSS AND CONTINUE PLOT PLAN NO. 23376 AND VARIANCE NO. 1839 to June 2, 2010.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) Land Use Designation.
2. The proposed project is consistent with the Citrus Vineyard Rural Policy Area.
3. The proposed project is consistent with the Citrus Vineyard (C/V) zoning classification of Ordinance No. 348, or with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.

6. The variance request, submitted due to the topography and location of the subject property, will allow the existing building used as a storage/barn facility to remain at its current location without causing disturbance to the existing topography and proposed and existing location of buildings used for the proposed special occasion facility.
7. The proposed project will not have a significant effect on the environment.
8. 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, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed winery, vineyard, tasting room, and special occasion facility 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) (10 Acre Minimum).
4. The zoning for the subject site is Citrus Vineyard (C/V).
5. The proposed winery, vineyard, tasting room, and special occasion facility, is a permitted use, subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed winery, vineyard, tasting room, and special occasion facility, is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. 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.
8. The project site contains an existing structure which is located twenty (20) feet from the side property line. Ord. 348, Section 14.74 d. (7), requires a side yard setback of fifty feet. A variance application has been submitted to allow the setback for the existing structure to vary from the required setback by thirty (30) feet.
9. The proposed variance was submitted based upon the topography restraints of the land. Significant alteration to the parcel would be necessary to locate the barn elsewhere on-site.
10. The variance request to allow a reduction in the 50' setback to 20,' will eliminate the potential to disturb the existing topography of the site and location of the subject storage building which, if moved, would cause vineyard planting areas to face being damaged or destroyed as well as impact proposed and existing buildings at the project site. A variance is required because of Ordinance No. 348, Article XIVb, Section 14.74, item e.(7), which states that minimum setbacks shall be 50.'

11. The project site is surrounded by properties which are zoned Citrus Vineyard (C/V) to the north, south, east, and west.
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
13. Environmental Assessment No. 41927 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources (Paleontological Resources)
 - c. Noise
 - d. Transportation/Traffic
 - e. Water Quality/Hydrology

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, staff has received seventeen (17) letters in opposition including a petition, three (3) phone calls in opposition, eight (8) letters in support of the proposed project and a petition from the applicant which include approximately 111 signatures, 20 letters in support, and thank you letters from wedding parties.
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. An 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 Citrus Vineyard Rural Policy Area;
 - d. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Number 942-050-004.
5. This project was filed with the Planning Department on 4/10/08.
6. This project was reviewed by the Land Development Committee four (4) times on the following dates: 5/29/08, 12/18/08, 4/23/09, and 6/18/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$48,055.24.

Findings

1. The barn in question existed prior to implementation of the Citrus Vineyard Policy and the C/V zoning which established the 50' setback.
2. The barn conformed to the set back standard of the R-R zoning classification when it was constructed.
3. The topography of the land dictated that the only reasonably level area to put a barn was the location it is at. That significant alteration to the parcel would have been required to locate a barn elsewhere.
4. Strict implementation of the ordinance would deprive the owner of the privileges of surrounding land owners who have barns that pre-date this ordinance which are being allowed to remain without repercussion.

James R. Bach
Project Manager

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

APPLICATION FOR APPEAL

DATE SUBMITTED: 8/3/09

Appeal of application case No(s): PP23376

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

Date of the decision or action: 07/27/09

Appellant's Name: Frank Aglio E-Mail: frankaglio@yahoo.com

Mailing Address: 36101 Glen Oaks
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 676-6162 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

<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) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>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.</p>
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>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.</p>

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

Please see attached.

Use additional sheets if necessary.

Frank R. Aglio

PRINTED NAME OF APPELLANT

Frank R. Aglio

SIGNATURE OF APPELLANT

7/31/09

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.

Application for Appeal

PP23376

Date of Decision: 07/27/09

We are appealing the limitation of 30 wedding events per year and the hours of operation of wedding events being limited to 9:00 p.m.

The applicant requests that 130 wedding events per year be permitted and that the hours of operation of wedding events be extended to 10:00 p.m. on Friday and Saturday.

The construction of the temporary indoor dance floor facility and the permanent banquet facility mitigates any noise impacts to surrounding residents, from all wedding events.

The construction of the widening of Glen Oaks Road, providing for safe turn, acceleration and deceleration lanes mitigates any traffic impacts to the traveling public due to ingress and egress movements of wedding attendees. The additional entrance signage and lighting further provides for safe ingress and egress of wedding attendees.

The construction of the onsite fire access lanes, fire hydrant systems and building sprinkler systems mitigates any life safety impacts to attendees and the surrounding residents.

The parking facilities constructed as a part of this proposal provides for all required parking for the wedding events and will not impact surrounding residents.

The sanitary sewer septic systems constructed as a part of this proposal provides for the sanitary sewer needs for both the individual wedding event and the cumulative 130 events per year.

The onsite detention basins and water quality basins constructed as a part of this proposal mitigates all drainage and water quality impacts.

The CEQA initial study points out the impacts to water quality, noise and traffic and provides mitigation measures for the applicant proposal for 130 wedding events and the hours of operation extending to 10:00 p.m. on Friday and Saturday nights yet the Director placed limitations on the project for which no findings of fact were provided to support the limitations.

The project as conditioned shall construct and operate a winery, shall meet the C / V planting requirement and shall hold the wedding events in an indoor facility.

These conditions establish this project as being consistent with the C / V Zone and Policy Area. Additionally the Director adopted the Mitigated Negative Declaration for EA 41927, which provides for 130 wedding events and a 10:00 p.m. closing.

Thus we feel that the decision is not based on the facts of the case and will place limitations on this project that others in the C / V Zone and Policy Area are not subject to, and we appeal to the Planning Commission to modify the requested conditions.



MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.

TRAFFIC MANAGEMENT PLAN for PP 23376

Date 6-17-2009

The purpose of this Traffic Management Plan is describe the proposed project details for Plot Plan 23376 located at 36101 Glen Oaks Rd. Temecula.

This project is on 10 gross acres and is currently an existing wedding facility holding weddings in an outdoors setting. Several phases of Plot Plan 23376 will improve the facility with a banquet hall, barrel room, tasting room, gift shop, and appurtenances. Following are several event scenarios describing hours and number of guest. Seventy five percent of the 10 acres will remain vineyard.

Ingress/Egress

The project takes access from Glen Oaks Rd at 2 points. The existing street is paved to a width of 28 feet on a ROW of 88'.

Access to this site is provided by two 24 ft. wide driveways connecting directly to Glen Oaks Rd.

The driveway connections to Glen Oaks Rd. will include left turn pockets and A.C pavement transitions to taper between the existing road, and the proposed driveways. Driveways will be design in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35 foot radius.
2. Left turn pockets shall be 12 foot wide and 100 feet long, with a 120 foot transition.
3. Provide 330 feet A.C. pavement transitions on each side of the left turn pockets (deceleration transition).

Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. Ordinance requires 108 parking spaces. A total of 112 parking spaces are provided, with an additional 42 spaces for overflow. Seven spaces have been designated as handicap accessible. The overflow spaces are located between the rows of grapes west of the primary parking area. When parking requires the use of overflow spaces Lake Oak Meadows staff will "valet park" vehicles to avoid damage to vines and vehicles.

Hours of Operation/Employees

The winery will be open for wine tasting 7 days a week from 10 a.m. to 4 p.m.

The winery is operated by The Aglio Family. In addition to family members, there will be 2 -4 employees working at the winery.

Special Events

A maximum of 130 weddings, 30 Fundraisers/Corporate/Small Gatherings, 2 Jazz Concerts, and 3 Movie Nights will be held per year. These events will be held inside the temporary pavilion until completion of the Banquet facility in Phase I.

When larger attendance events take place such as concerts or larger weddings additional traffic management devices will be put in place. These devices will warn drivers along Glen Oaks Rd. of special event traffic ahead. In a capacity scenario approximately 150 cars may enter or exit within a 1 hour period. Typically for concerts where there is a definite start and stop time. Further this would occur in non peak times in the evening.

Signage

A winery sign exist at the entrance to the site. Signage has been noted on the Plot Plan as well as a proposed/existing signage report. All signage will conform to Riverside County Ord. 348 Sec 19.4.

Stop signs will be placed on the driveways where the driveways meet Glen Oaks Rd. They will be located 55 feet south of the centerline of Glen Oaks Rd. and 6 feet east of the edge of the pavement for the driveway.

No Parking signs will be posted along Glen Oaks Rd. along the length of the subject property unless directed otherwise by County Transportation.

James R. Bach
Project Manager

Lake Oak Meadows - Plot Plan 23376

Proposed Special Events

Special Event Scenario	1 - Small Group Gathering
Event Description	Community Fundraisors Private Small Group Luncheons Private Dinner Parties Special Wine Tasting Events Small Business Meetings/Conference Meetings
Number of Guests	60 - 100
Annual Amount of Events	30
Days and Times of Operation	Monday thru Thursday - Lunch Hours: 11 am - 2 pm Dinner Hours: 4 pm - 9 pm Most likely weekdays, some weekends.
Can Concurrent Events Be Held At Facility?	Not Applicable
Existing/Proposed Facilities	Primary Venue: Banquet Hall Banquet Hall Capacity 140/ 2,100 sq. ft. 112 Spaces for Facility total: 7 Employee (max.) 70 Banquet Hall 27 Wine Tasting Facility
Number of Parking Stalls	2 events will not occur at the same time Tasting Room open. Limo/Bus Parking to be provided parallel to Glen Oaks Rd. Additional Limo/Bus Parking located on Plot Plan 23376 space numbers 73-84 and 1-3. 112 spaces less 14 spaces for max Limo/Bus-98 spaces remain. Overflow Parking: Located within vineyards. NW Vineyard can accommodate 42 additional cars.

Special Event Scenario	1 - Small Group Gathering
Proposed Traffic Mitigation Measures, if any	None proposed given small size of event and guests.
Number of Employees & Duties	2-6 to serve guests - wine, food, clean up. Service/wait staff. Kitchen staff of 2.
Hours of Outdoor Music	Not Applicable.
Maximum decibel (db) level for outdoor music	Not Applicable.
Proposed Buffering or Noise Reduction Mitigation	Not applicable. Bringing events indoors, will reduce and buffer any existing noise concerns.
Landscaping Plan	Nothing additional. Within landscaping design plan for Plot Plan 23376

Lake Oak Meadows - Plot Plan 23376

Proposed Special Events

Special Event Scenario	2 - Weddings
Event Description	Wedding I
Number of Guests	60 - 250
Annual Amount of Events	130
Days and Times of Operation	Weekends mostly, with occasional ceremonies on Thursday or Friday evenings. All other facilities close, and only the ceremonies occur. Events begin generally about 4 pm until no later than 9 pm. Occasionally two ceremonies a day on weekends: midday ceremony and then evening ceremony.
Can Concurrent Events Be Held at Facility?	It is the intention of Lake Oak Meadows to host only one wedding at a time, and close all other facilities @ 4 pm.
Existing/Proposed Facilities	<p>Primary Venue: Banquet Hall</p> <p>Secondary Venue: The peninsula adds outdoor seating for wedding ceremonies, and the lake a viewpoint.</p> <p>Banquet Hall Capacity 140/ 2,100 sq. ft.</p>
Number of Parking Stalls	<p>112 Spaces for Facility total:</p> <p style="padding-left: 40px;">7 Employee (max.) 27 Wine Tasting Facility 70 Banquet Hall</p> <p>Limo/Bus Parking to be provided parallel to Glen Oaks Rd. Additional Limo/Bus Parking located on Plot Plan 23376 space numbers 73-84 and 1-3. 112 spaces less 14 spaces for max Limo/Bus-98 spaces remain.</p> <p>Overflow Parking: Located within vineyards. NW Vineyard can accommodate 42 additional cars.</p>

Special Event Scenario	2 - Wedding I
Proposed Traffic Mitigation Measures, if any	Acel/Decal lane and left turn lane will allow the safe enter/exit of the guests.
Number of Employees & Duties	4-8 to serve guests - wine, food, cleanup, etc. General service/wait staff. Kitchen staff 4.
Hours of Outdoor Music	Soft outdoor music played during wedding ceremony. Music to be contained in Banquet Hall or Barrel Room.
Maximum decibel (db) level for outdoor music	Outdoor background music, as per current Riverside County Noise Ordinance.
Proposed Buffering or Noise Reduction Mitigation	Not applicable. Bringing events indoors, will reduce and buffer any existing noise concerns.
Landscaping Plan	Nothing additional. Within landscaping design plan for Plot Plan 23376

Lake Oak Meadows - Plot Plan 23376

Proposed Special Events

Special Event Scenario	3 - Family Movie Night
Event Description	Family Movie Night
Number of Guests	40 - 50 high estimate
Annual Amount of Events	3 Total - 1 monthly Summer Months: July thru September
Days and Times of Operation	Wednesday Nights, Summer Months. 6 pm - 9pm
Can Concurrent Events Be Held at Facility?	It is the intention of Lake Oak Meadows to only host Movie Night.
Existing/Proposed Facilities	The Peninsula will serve as a setting for a big screen for movies, with individual headphones provided for noise reduction. A nice summer evening with the family around the lake, watching a movie under the stars. Snacks provided.
Number of Parking Stalls	112 Spaces for Facility total: 7 Employee (max.) 10 Bed and Breakfast 70 Banquet Hall 27 Wine Tasting Facility Limo/Bus Parking to be provided parallel to Glen Oaks Rd. Additional Limo/Bus Parking located on Plot Plan 23376 space numbers 73-84 and 1-3. 112 spaces less 14 spaces for max Limo/Bus-98 spaces remain. Overflow Parking: Located within vineyards. NW Vineyard can accommodate 42 additional cars.

Special Event Scenario	3 - Movie Night
Proposed Traffic Mitigation Measures, if any	None proposed given small size of event and guests.
Number of Employees & Duties	5 maximum. Set up, take down, and service.
Hours of Outdoor Music	N/A
Maximum decibel (db) level for outdoor music	N/A
Proposed Buffering or Noise Reduction Mitigation	Individual sound devices will be provided.
Landscaping Plan	Nothing additional. Within landscaping design plan for Plot Plan 23376.

Lake Oak Meadows - Plot Plan 23376

Proposed Special Events

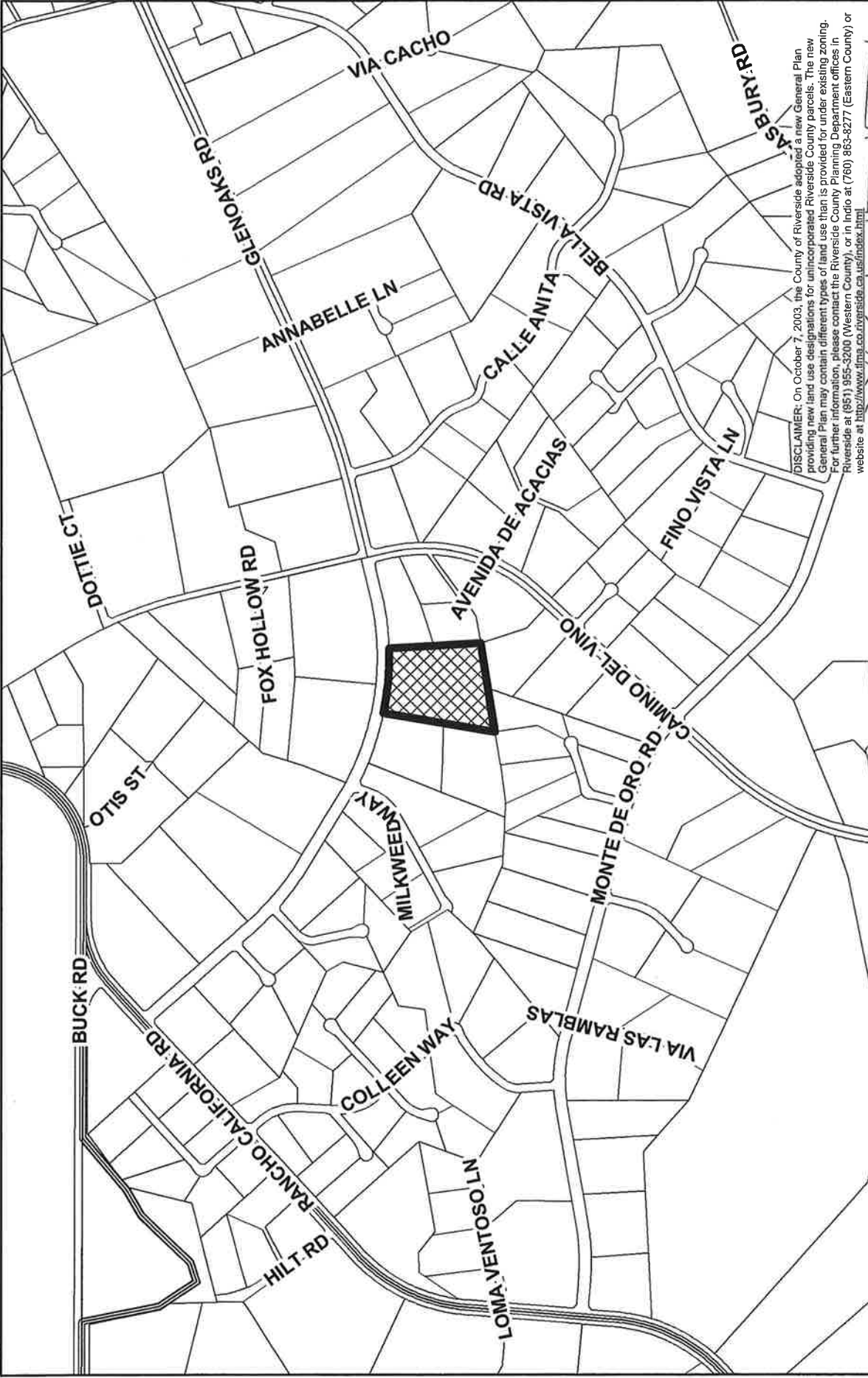
Special Event Scenario	4 - Summer Concerts
Event Description	Summer Concerts
Number of Guests	100 - 250 high estimate
Annual Amount of Events	2 Summer Months: July thru September
Days and Times of Operation	Saturday Night 5 pm - 9 pm
Can Concurrent Events Be Held at Facility?	It is the intention of Lake Oak Meadows to only host Concerts.,
Existing/Proposed Facilities	The Peninsula will serve as a setting for a possible Jazz Band and etc.... A nice summer evening with the family around the lake, watching a concert under the stars. Snacks provided.
Number of Parking Stalls	112 Spaces for Facility total: 7 Employee (max.) 27 Wine Tasting Facility 70 Banquet Hall Limo/Bus Parking to be provided parallel to Glen Oaks Rd. Additional Limo/Bus Parking located on Plot Plan 23376 space numbers 73-84 and 1-3. 112 spaces less 14 spaces for max Limo/Bus-98 spaces remain. Overflow Parking: Located within vineyards. NW Vineyard can accommodate 42 additional cars. 164 total with overflow.

Special Event Scenario	6 - Summer Concerts
Proposed Traffic Mitigation Measures, if any	For larger events Lake Oak Meadows will provide traffic management services to help guide guests entering and leaving the event to advise oncoming traffic along Glen Oaks Rd. of departing guests and help direct traffic.
Number of Employees & Duties	6 - 8 maximum. Set up, take down, and service.
Hours of Outdoor Music	6 pm - 9 pm
Maximum decibel (db) level for outdoor music	As per current Riverside County Noise Ordinance
Proposed Buffering or Noise Reduction Mitigation	Nothing additional.
Landscaping Plan	Nothing additional. Within landscaping design plan for Plot Plan 23376.

PF 23376
VICINITY MAP

Planner: Aisa Krizek
Date: 01/12/09
Vicinity Map

Supervisor Stone
District 3
Date Drawn: 12/11/08



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.fgma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 19

Assessors
Bk. Pg. 942-05
Thomas
Bros. Pg. 930 D7



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rancho California
Township/Range: T7SR1W
Section: 19

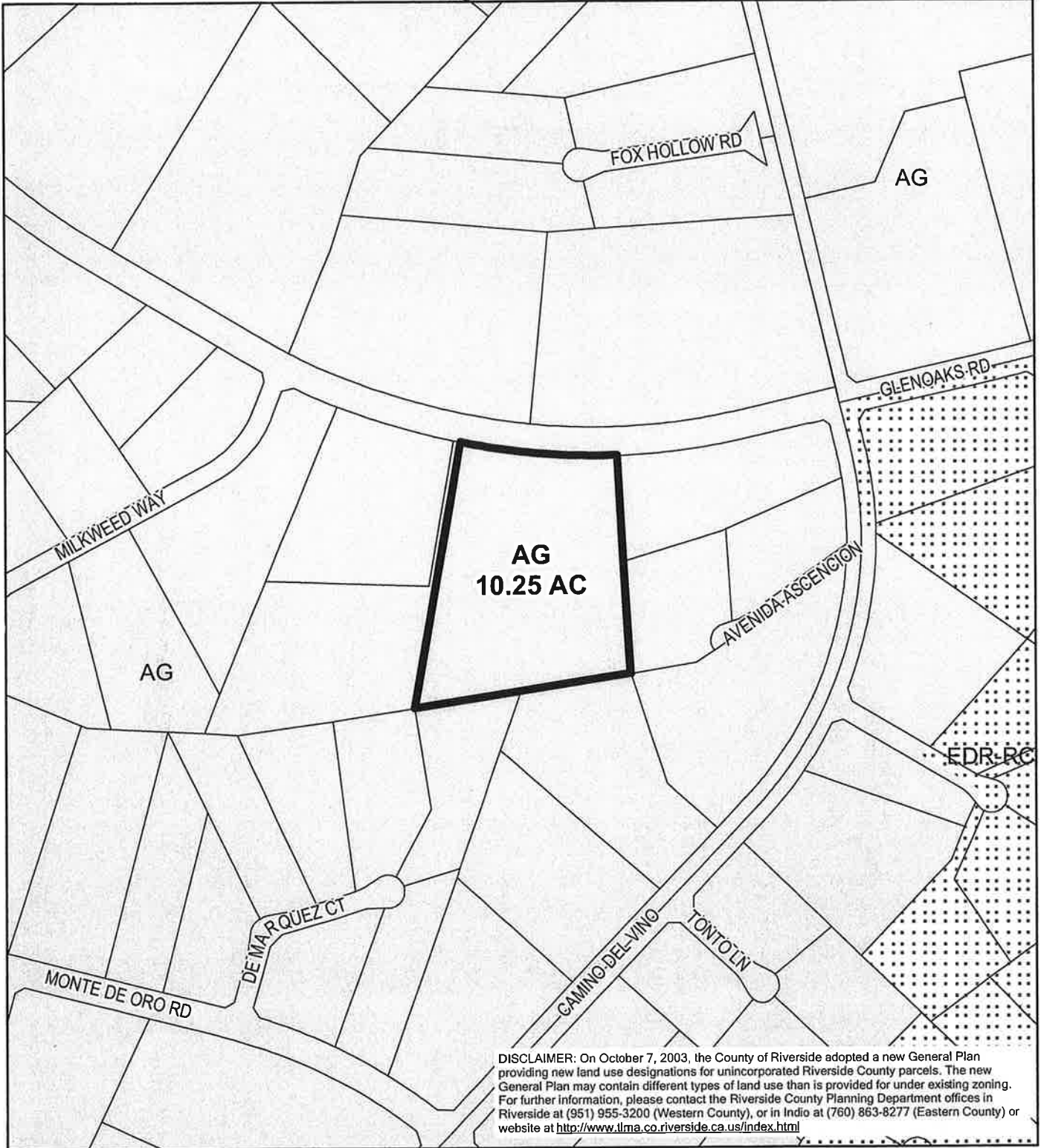


Assessors
Bk. Pg. 942-05
Thomas
Bros. Pg. 930 D7
3,750

Supervisor: Stone
District 3
Date Drawn: 12/11/08

PP23376
Existing General Plan

Planner: Alisa Krizek
Date: 01/12/09
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 (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 19



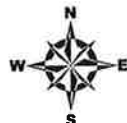
Assessors
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Thomas
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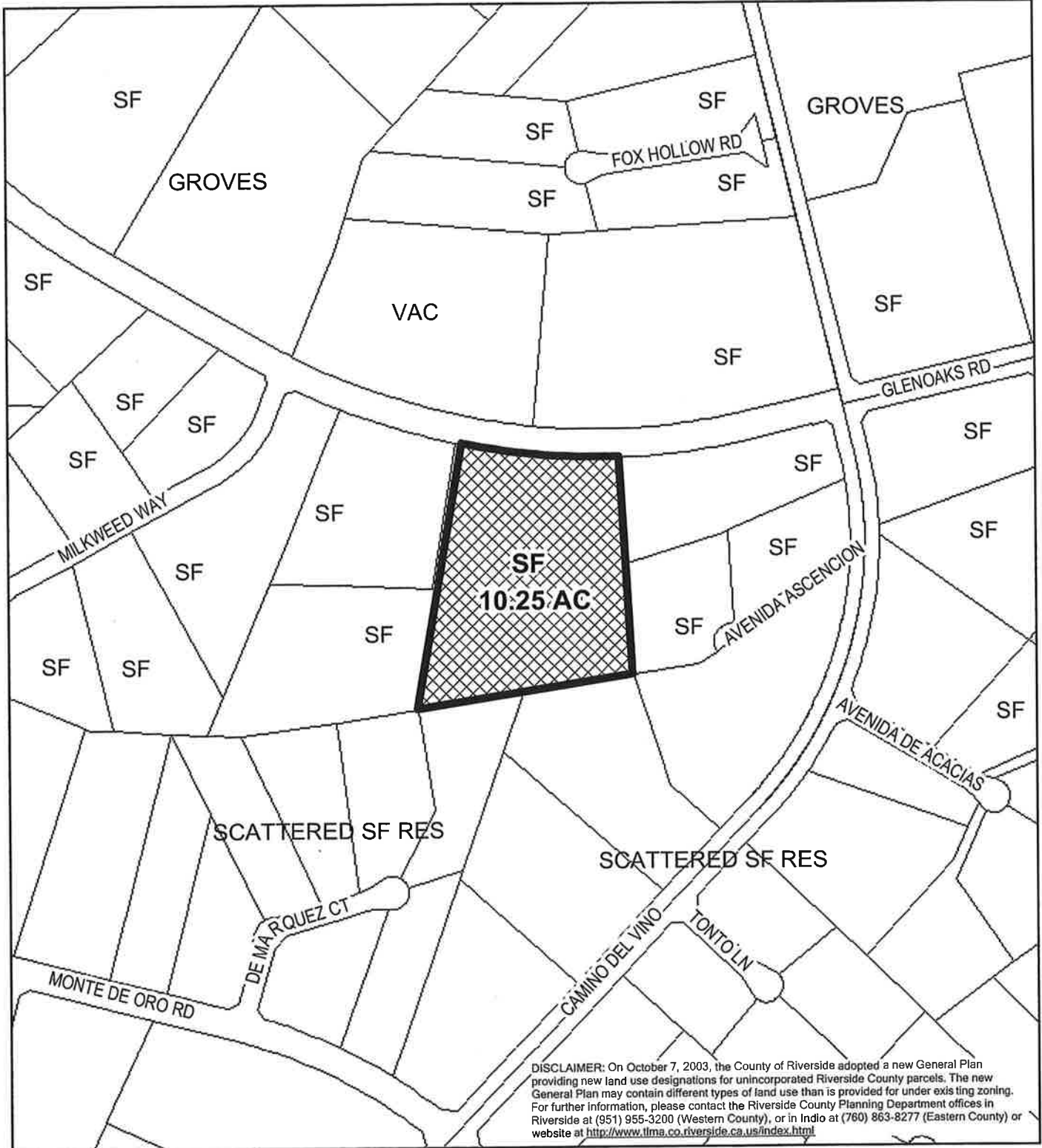
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 19



Assessors
Bk. Pg. 942-05
Thomas
Bros. Pg. 930 D7

PP23376 Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Thousand Palms
Township/Range: T4SR6E
Section: 19



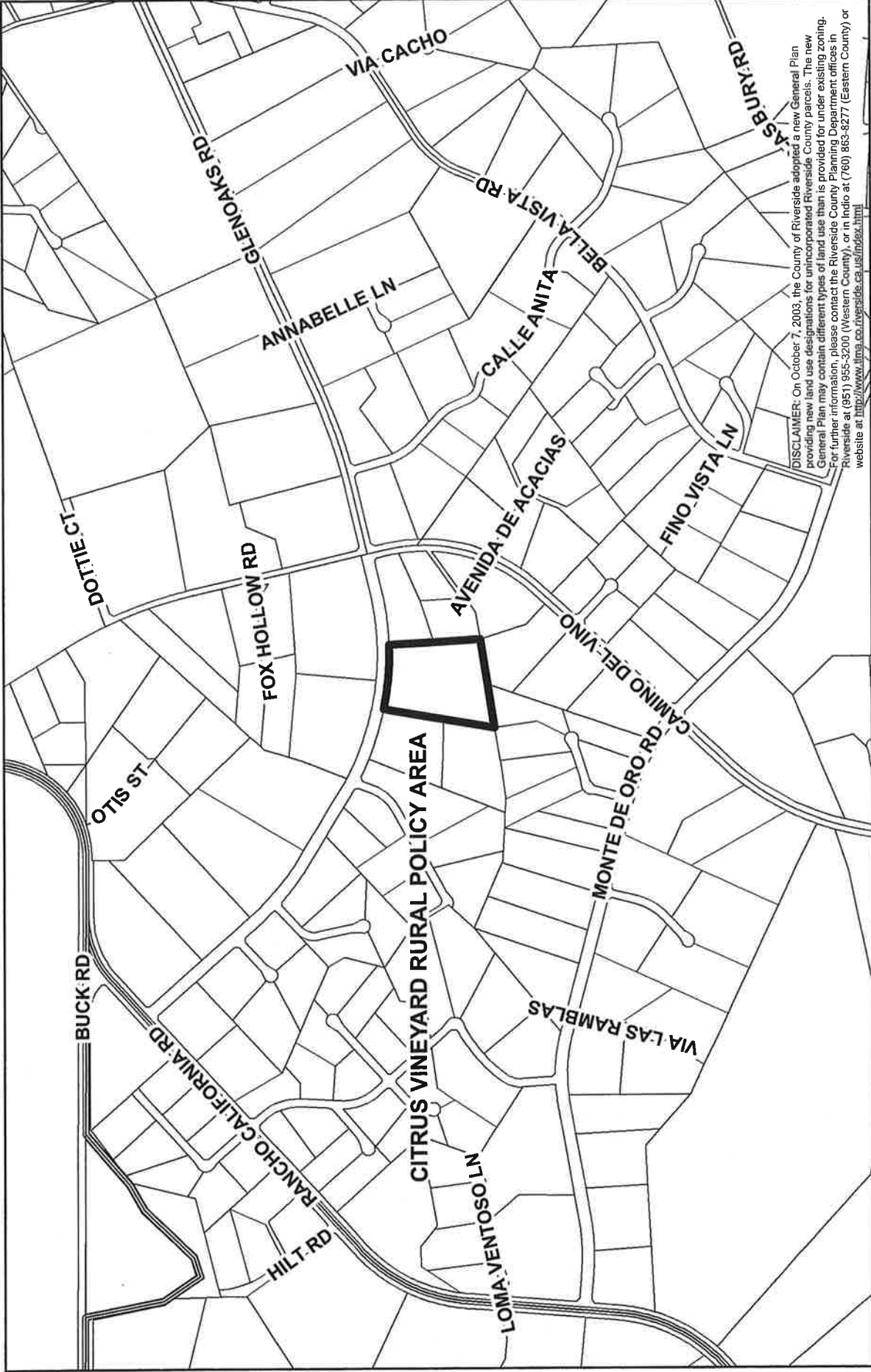
Assessors
Bk. Pg. 942-05
Thomas
Bros. Pg. 930 D7



PP 3376 POLICY AREAS

Planner: Aisa Krizek
Date: 01/12/09
Exhibit 8

Supervisor Stone
District 3
Date Drawn: 12/11/08



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 19

Assessors
Bk. Pg. 942-05
Thomas
Bros. Pg. 930 D7
6,900





April 6, 2010

County of Riverside
Supervisor Jeff Stone, 3rd District
4080 Lemon St., Riverside, CA 92502-1527

Dear Supervisor Stone,

The current 2020 Vision to expand the Temecula Valley Wine Country and the new policy area requirements may be one of the final and most important changes that directly affect the quality, feel and importance of Temecula Valley as a world class Wine Growing region. The spirit of the current C/V zone and the purpose/mission statement of the Temecula Valley Winegrowers Association is to grow quality wine grapes, produce world class wines, and to promote the interest of wineries and vineyards in Riverside County and the California wine industry as a whole. Our purpose is very clear and the C/V policy within Riverside County has been consistent in limiting uses and requiring fully operational agricultural businesses.

The policy area requires the growing of grape vines, the onsite crushing and producing of wine, and allows for the direct selling of wine to the public. Secondary to each of these mission purposes is a provision that may allow a fully operational winery to promote and produce weddings, corporate events and limited entertainment for clients as an incidental and secondary use. The county of Riverside at one time had a "Special Occasion Facility" designation within the C/V zone but it was determined that this use was not compatible with the nature of the Vineyard Policy area and was not the mission of the TVWA.

The act of creating and constructing a wedding facility that includes multipurpose structures is a somewhat simpler task when compared with the act and passion of building a winery and making wine. Winemaking and wineries require an incredible investment in research, planting, nurturing, producing, selling, and ultimately waiting many years to confirm that you "got it right". This expense is incurred annually. The nature of quality is time and commitment. To ensure the legacy of great wines in the Temecula Valley we must demand that the C/V policy regulates new wineries and requires new partners to commit to the mission and purpose set forth. Building a wedding facility with a winery theme, or a bottle shop with Crate and Barrel gifts, is not fair. It violates the Riverside County required conditions, the spirit of the vineyard policy area, and the spirit of the community as a whole. Any applicant needs only to read the Sonoma / Napa policy area requirements to understand the greater flexibility and opportunity present here in Riverside County. Lake Oak Meadows has taken that flexibility too far.

The location and grounds of Lake Oak Meadows provide a natural appeal and the presentation and operation appears to be first class and is well advertised. At issue is the protection of the C/V policy area and the promotion of wineries. Weddings are a component of our wine country but we are first and foremost a wine country that grows grapes and employs vineyard workers and winemakers, not wedding coordinators, photographers, and DJ's.



This application and appeal requires additional review and mandatory compliance conditions. With the size of the man-made lake, gross acres, parking, legitimate planted vineyard acreage totaling 75%, the combined 10 rooms and the present nature of the advertised operation, it must be confirmed that this is a winery first. The vineyard area policy is clear in that the primary purpose must be to make wine. The nature of this appeal is not.

The Riverside County Planning Commission and County Code Enforcement have been very reasonable and willing to bring each applicant into compliance and approve fully operational wineries that make wine with the additional benefit of producing weddings and events.

The applicant can be assured that the Temecula Valley Winegrowers Association seeks to be an inclusive entity. Once specific required conditions are met, and the "winery first" approach is taken, we will support them and welcome them with open arms. We are looking for responsible partners with first class operations that are committed to the future quality of the Temecula Valley AVA. Our mission and purpose toward this end will not change.

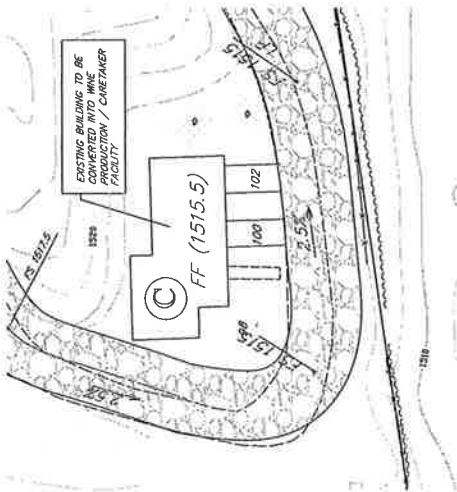
Sincerely,

Board of Directors
Temecula Valley Winegrowers Association Board

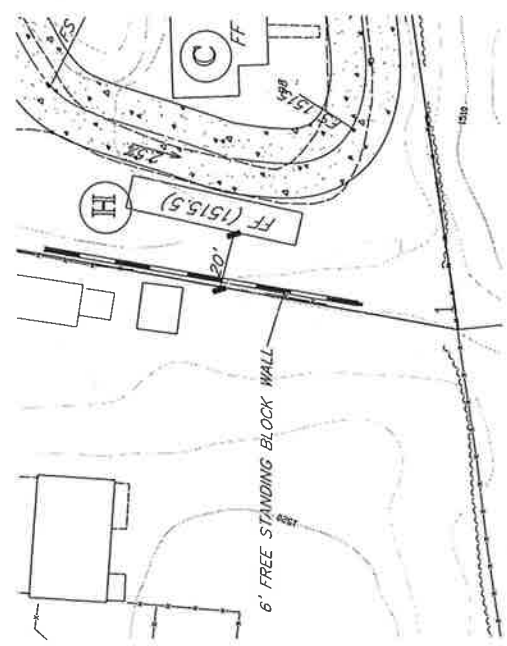
A handwritten signature in black ink, appearing to read "David Bradley".

David Bradley, Secretary

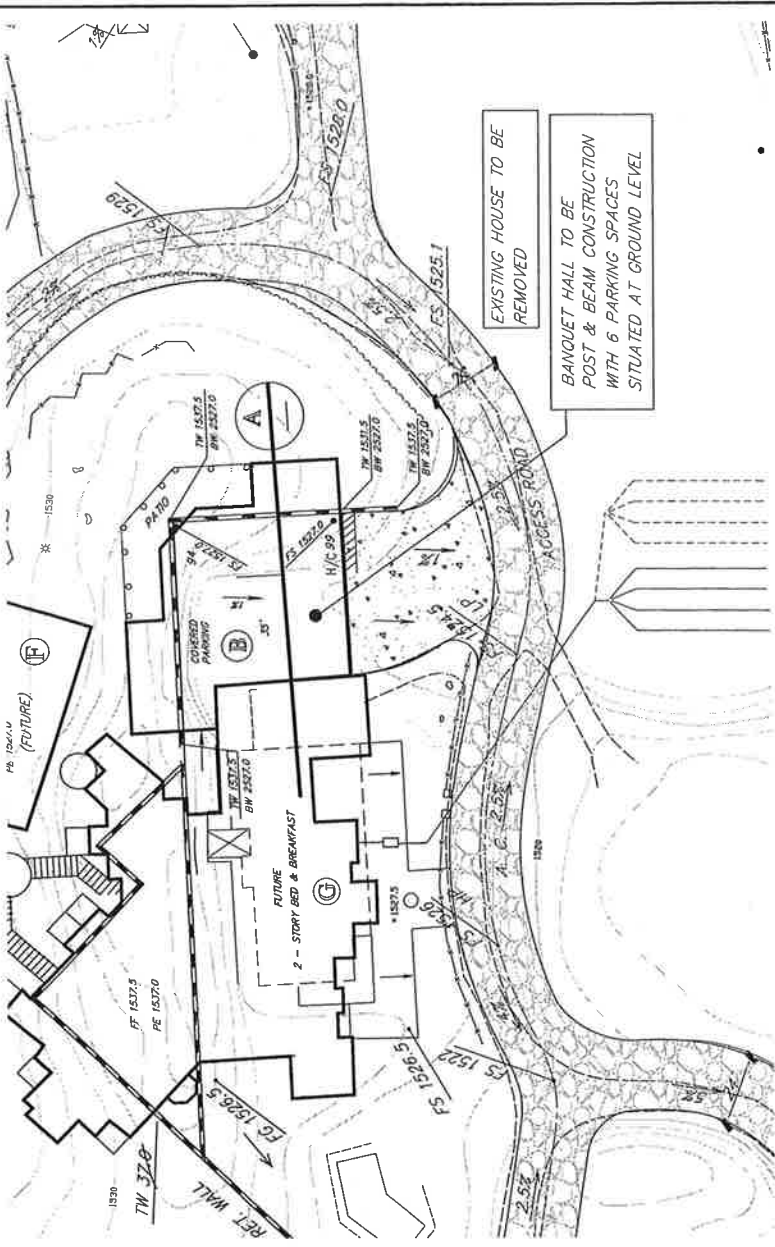
cc: Supervisor Bob Buster, 1st District
Supervisor John F. Tavaglione, 2nd District
Supervisor John Benoit, 4th District
Supervisor Marion Ashley, 5th District
Mr. John Petty, 3rd District Planning Commissioner
Mr. Frank Anglio, Lake Oak Meadows



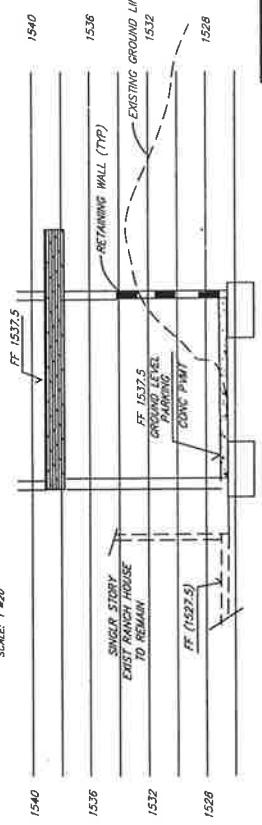
EXISTING BUILDING
MINE PRODUCTION / MINE MAKING FACILITY
SCALE: 1"=20'



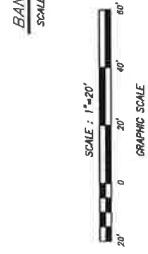
EXISTING BUILDING
GARAGE & STORAGE AREA
SCALE: 1"=20'



BANQUET HALL SECTION
SCALE: 1"=20'



BANQUET HALL SECTION A-A
SCALE: HOR: 1"=20', VER: 1"=4'



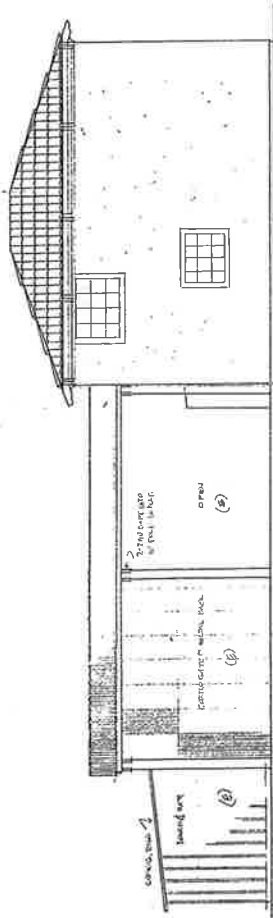
ADRIAL PHOTOGRAPHY &
ENGINEERING
12200
LAKE FOREST, CA
DATE: 11/06
PROJECT: RIVERSIDE
TUCUMCUM, CA

REV	DATE	BY	REVISIONS
1	11/06	ADRIAL	INITIAL REV AND REVISION FOR PERMIT

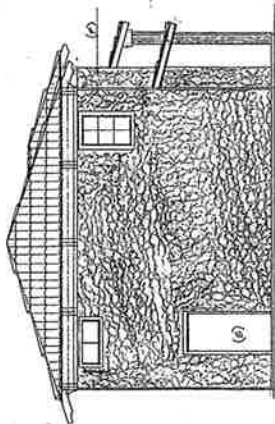
NO. 1
NO. 2
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NO. 17
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NO. 19
NO. 20

FRANK MEADOWS RANCH
 39101 GLENDALE ROAD
 TEMECULA, CALIFORNIA
 91764-4000

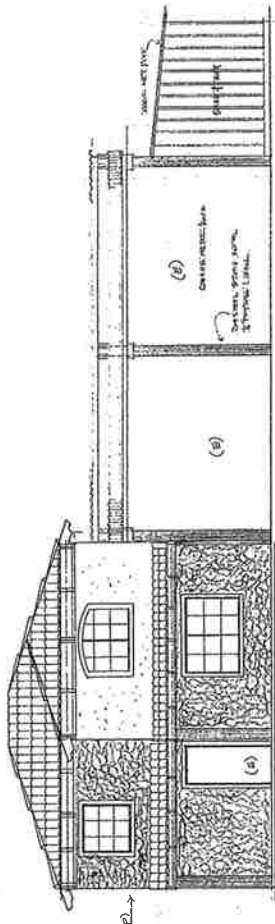
DATE: 07/27/05
 DRAWN BY: J. W. H. / J. W. H.
 PROJECT NO.: 07747-0002
 SHEET NO.: 9
 OF: 11



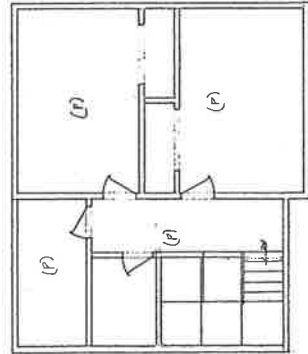
BACK ELEVATION



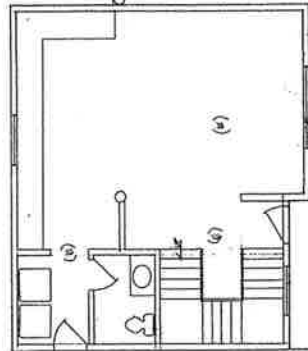
WEST SIDE ELEVATION



FRONT ELEVATION



EXISTING 1ST FLOOR
 EXHIBIT 10 CABINETS,
 SINKS, STOVE



EXISTING 2ND FLOOR
 EXHIBIT 10 CABINETS,
 SINKS, STOVE



EXISTING AS BASIS

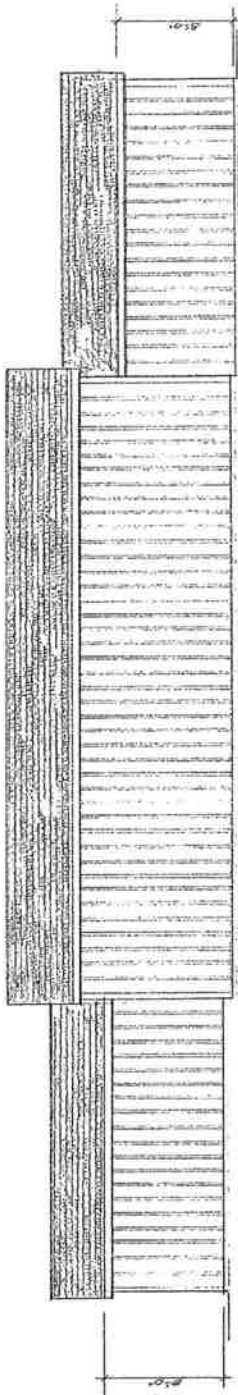
LEGEND
 (P) EXISTING
 (C) PROPOSED

FUTURE / PROPOSED
 CARETAKERS QUARTERS
 LEGUNDA, CA 92541

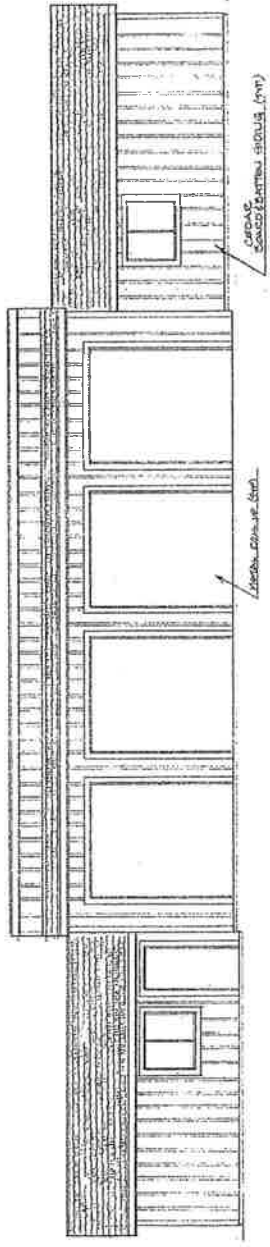
NO.	REVISIONS	BY

DRAWING NO. 201-24-1099
 DATE 10/10/08
 PROJECT NAME: FRANK AGUIO
 5801 ALONSO'S ROAD
 TEMECULA, CALIFORNIA

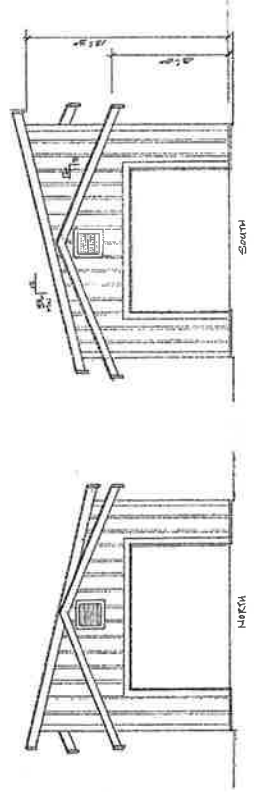
SHEET NO. 2
 OF 2
 PROJECT NO. 201-24-1099
 DATE 10/10/08



REAR ELEVATION
(1/0808)



FRONT ELEVATION
(0808)



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

ELEVATION NOTES:
 1. SHOWN AS EXISTING AND NOT TO BE REMOVED.
 2. VERIFY THE EXISTING CONDITIONS.
 3. VERIFY THE EXISTING CONDITIONS.
 4. VERIFY THE EXISTING CONDITIONS.
 5. VERIFY THE EXISTING CONDITIONS.
 6. VERIFY THE EXISTING CONDITIONS.
 7. VERIFY THE EXISTING CONDITIONS.
 8. VERIFY THE EXISTING CONDITIONS.
 9. VERIFY THE EXISTING CONDITIONS.
 10. VERIFY THE EXISTING CONDITIONS.

EXISTING
 WAS BUILT PLANS
 BABY/GARAGE

FRANK AGUIO
5801 ALVARADO ROAD
TAMPA, FLORIDA 33611

DATE PREPARED BY: [Name]
151-244-0000

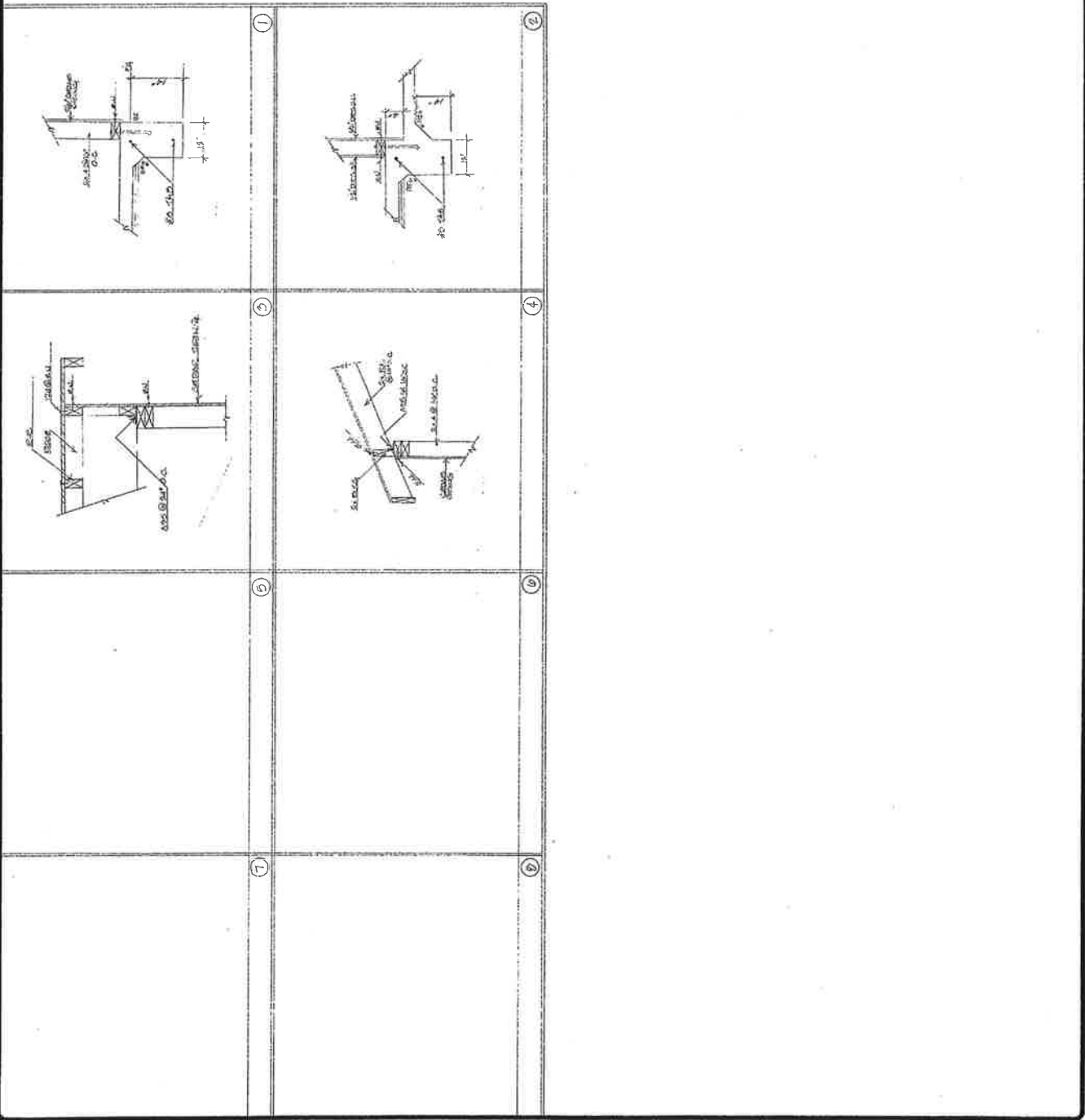
REVISIONS	BY

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SCHEDULE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL PLUMBING CODE (NPC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GAS CODE (NGC) AND THE NATIONAL PIPING CODE (NPC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SANITARY ENGINEERING CODE (NSPEC) AND THE NATIONAL SEWER AND DRAINAGE CODE (NSD).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND THE NATIONAL CONSTRUCTION CODE (NCC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND THE NATIONAL CONSTRUCTION CODE (NCC).
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NOTES:

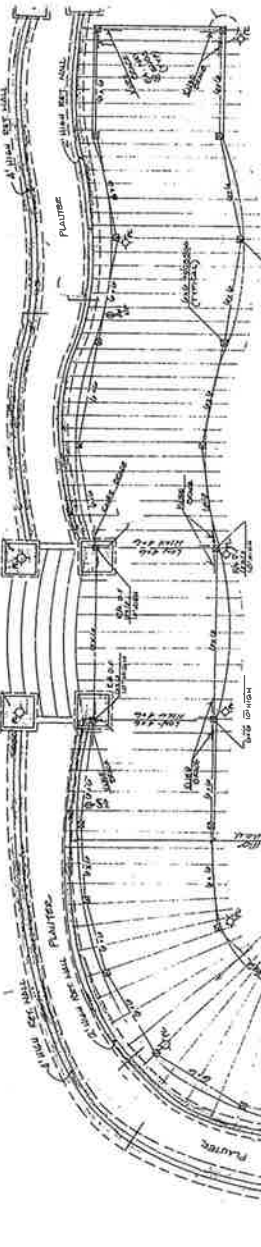
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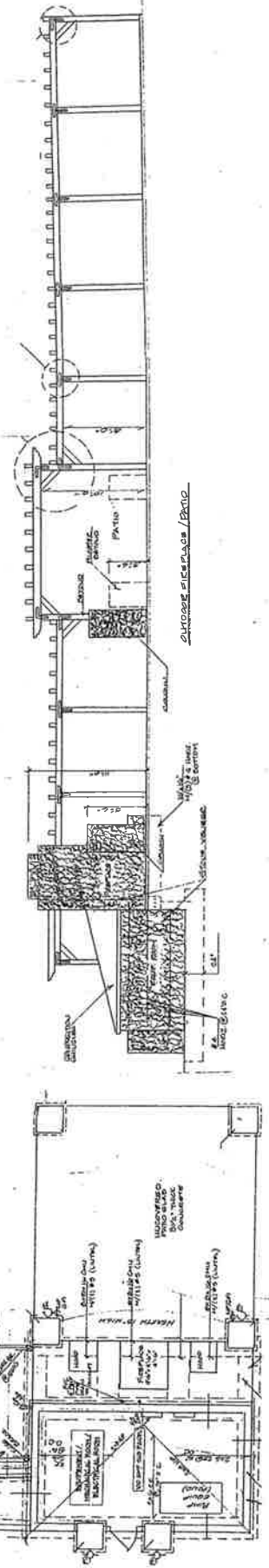
DATE	
BY	
CHECKED	
APPROVED	

PROJECT NO. 18-04-103
 NAME: WOODWAY
 36101 GLENDALE ROAD
 OAK HAVENS RANCH
 TEMECULA, CALIFORNIA

DATE	
BY	
CHECKED	
APPROVED	



COVERED PATIO
 (USE FRAMING - BRACING ONLY)



WOOD TRUSS ROOF

EXTERIOR WALL

FOUNDATION

CONCRETE

WOOD STUDS

WOOD JOISTS

WOOD FLOORING

WOOD CEILING

WOOD TRUSS

WOOD STUDS

WOOD JOISTS

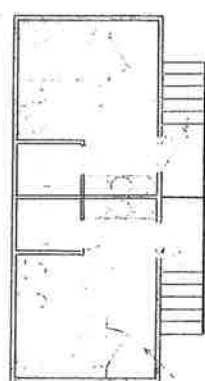
WOOD FLOORING

WOOD CEILING

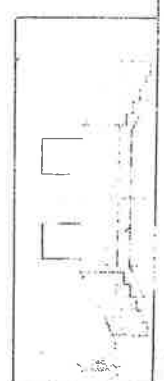
WOOD TRUSS

WOOD STUDS

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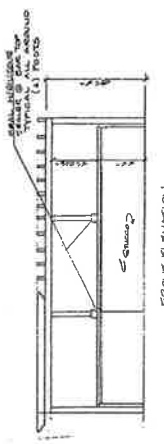


FLOOR PLAN

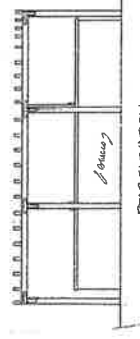


ELEVATION

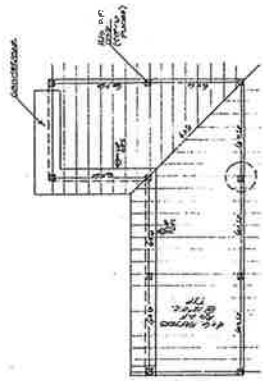
PORTABLE RESTROOM
 (MOBILE UNIT)



FRONT ELEVATION

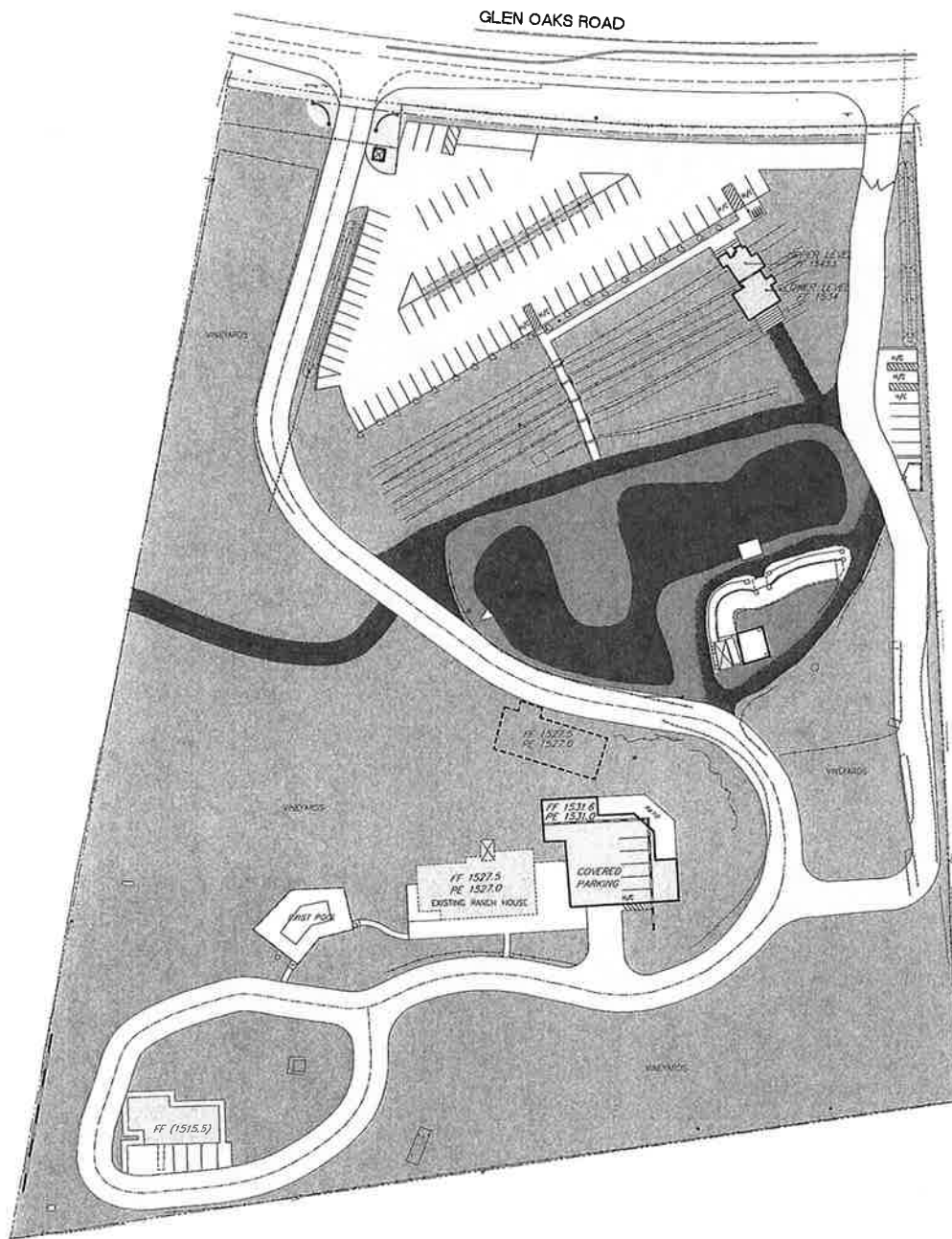


REAR ELEVATION



PEAK VIEW

EXISTING STRUCTURES:
 PATIO / OUTDOOR FIREPLACE / DANCE
 FLOOR / OUTDOOR BAR / PORTABLE
 RESTROOM



PERCENTAGE BREAKDOWN				
SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	446,490 S.F.	10.25 ACS.	
	SITE NET	432,987 S.F.	9.94 ACS.	
	NON-DISTURBANCE AREA	20,070 S.F.	.46 ACS.	
	ADJUSTED OVERALL SITE	412,917 S.F.	9.48 ACS.	100%
	BUILDINGS	15,892 S.F.	.36 ACS.	4%
	PARKING & DRIVEWAYS	65,134 S.F.	1.5 ACS.	16%
	EXISTING LAWN	16,529 S.F.	.38 ACS.	4%
	PLANTING	5,674 S.F.	.13 ACS.	1%
	VINEYARDS	309,688 S.F.	7.11 ACS.	75%

LAKE OAK MEADOWS

SITE BREAKDOWN PLAN

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41927
Project Case Type (s) and Number(s): Plot Plan No. 23376 and Variance No. 1839
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: Frank Aglio
Applicant's Address: 31915 Rancho California Rd, Suite 200-334, Temecula, CA 92591
Representative's Name: Larry Markham
Representative's Address: 41635 Enterprise Circle North, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 23376 proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project shall provide 108 parking spaces and an area for overflow parking. The project also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.

Variance No. 1839 proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.

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

C. Total Project Area: 10.25 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: 10 room Bed & Breakfast facility and 1 caretaker's unit	Projected No. of Residents: 6
Commercial Acres: 10.25	Lots: 1	Sq. Ft. of Bldg. Area: 24,575	Est. No. of Employees: 8
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Vineyard Acres: 7.48			

D. Assessor's Parcel No(s): 942-050-004

E. Street References: The project site is located southerly of Glen Oaks Road, westerly of Camino Del Vino, northerly of Monte De Oro, and easterly of Milkweed Way.

F. Section, Township & Range Description or reference/attach a Legal Description:
 Section 19, Township 7 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is dominated by existing developed wedding reception area,

single family residence, ornamental landscaping, a manmade lake, and a parking area. The project site contains oak trees, vineyards and ornamental landscaping. Onsite elevations range from 1,509 to 1,532 feet above mean sea level. Surrounding land uses include vacant land to the north, and single family residences to the east, south, and 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 project is not within an MSHCP Criteria Area or cell. 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 is located within ½ a mile of the Buck Mesa Fault. Adherence to the California Building Code will mitigate impacts to less than significant levels. 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
- 3. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

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: Citrus Vineyard (C/V) to the south, east and west and Citrus Vineyard – 10 Acre Minimum (C/V-10) 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 checked="" type="checkbox"/> Hydrology/Water Quality | <input 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 |

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

3/11/10

Date

Kinika Hesterly, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 southerly of Glen Oaks Road, westerly of Camino Del Vino, northerly of Monte De Oro, and easterly of Milkweed Way. The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The project site contains a manmade lake, oak trees and ornamental landscaping consisting of dense tree cover. The project proposes to maintain these scenic resources to use for the proposed special events. The character of the area is a mix of wineries with associated vineyards, rural residences, and vacant land. The project proposes to construct a bed and breakfast, winery and tasting room, which is fitting for the general area. Furthermore, the project will be consistent with the Citrus Vineyard Rural Policy Area Design Guidelines. Therefore, the proposed project would be consistent with the area and would 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?				

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 General Plan, the project site is located 16.14 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 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 the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A condition of approval will be placed on the project that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 10.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.

	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) & b) The proposed project will introduce new sources of light which includes exterior building illumination, indoor winery and lodge room lighting, and parking lot lighting. During the day, lighting has a limited potential to impacts views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance 655, which restricts lighting hours, types, and techniques of lighting. Ordinance 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance 655 will reduce the potential impact to the surrounding residences to 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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AGRICULTURE RESOURCES Would the project

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 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 type="checkbox"/>	<input checked="" 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 not located within the boundaries of 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). Additionally, the project proposes a primarily agriculture use with seventy-five (75) percent of the net project area planted in vineyards. Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to the General Plan, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by agriculturally zoned land (Citrus Vineyard). However, the project proposes a primarily agriculture use with seventy-five (75) percent of the net project area planted in vineyards and the production of those vineyards into wine. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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"/>

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

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

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

Source: GIS database, WRCMSHCP, PDB05386 – Focused Assessment for Burrowing Owl, prepared by Jeff Kidd, dated 5/10/08, Oak Tree Survey, prepared by Jeff Kidd, dated 8/22/08

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 site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. A Burrowing Owl Report was required. The project will not conflict with the provisions of the MSHCP.

b) According to the Burrowing Owl Report, no sensitive species were observed on the project site.

c) According to the Burrowing Owl Report, the project site lacks suitable habitat for burrowing owls. No impacts are expected to occur as a result of the proposed project.

d) A persistently flowing watercourse is not present on the project site; 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) No natural water exists on the project site. According to the Burrowing Owl Report, the site does not support vernal pools, depressions, ruts, suitable soils or any other habitats that could support various species of fairy shrimp.

g) According to the Oak Tree Survey, a total of nine (9) coast live oaks were recorded and mapped throughout the site. The project proposes to avoid these oaks. To ensure these oaks remain undisturbed, the project shall follow the County design Provisions for tree preservation. (COA 60.PLANNING.19) With incorporation of this mitigation measure, the project will not conflict with the Oak Tree Guidelines and Design Provisions.

Mitigation: The tree preservation guidelines shall be incorporated into the projects approved grading and landscape plans. (COA 60.PLANNING.19)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

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, PD-A-4536 Phase I Archaeological Assessment, prepared by CRM Tech, dated July 7, 2008

Findings of Fact:

a) & b) A records search was conducted on May 7, 2008 by CRM Tech at the Eastern Information Center (EIC), University of California, Riverside. According to the report, the historical maps consulted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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during the search suggest that the project area is relatively low in sensitivity for cultural resources from the historic period. As of the late 1970s, the project area remained vacant and undeveloped. None of the existing facilities encountered on the project site are older than 50 years of age; therefore, the project will not alter or destroy a historical resource.

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 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, PD-A-4536 Phase I Archaeological Assessment, prepared by CRM Tech, dated July 7, 2008

Findings of Fact:

a) & b) A records search was conducted on May 7, 2008 by CRM Tech at the Eastern Information Center (EIC), University of California, Riverside. According to the records on file, the project area had not previously been surveyed for cultural resources. Within a one-mile radius of the project site; however, at least 23 previous cultural resources studies have been conducted. As a result of these studies, ten historical/archaeological sites and six isolates were previously recorded. None of these previously recorded sites or isolates are located within the immediate vicinity of the project site.

No archaeological resources were encountered during the field survey. The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.PLANNING.2). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) The 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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", PD-P-1334 Paleontological Resources Assessment, prepared by CRM Tech, dated July 7, 2008

Findings of Fact:

a) A records search was conducted by CRM Tech at the San Bernardino County Museum and the Natural History Museum of Los Angeles County; no paleontological localities are known within the project area or within a one-mile radius. However, several paleontological localities have been reported nearby from the same sediment lithologies of the fossiliferous Pauba Formation that occur within the project area.

The field survey yielded no evidence of paleontological resources on the ground. However, the project is located upon surface exposures of the sandstone facies of the Pauba Formation, which as yielded elsewhere vertebrate and invertebrate fossils and is considered to have a high paleontological sensitivity. With incorporation of the recommended mitigation measures, the project will have a less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1)

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety Permit 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 General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) & b) According to Figure S-2, 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). 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

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

11. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the General Plan, the project site is not located within an area subject of liquefaction; therefore no impacts will occur.

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 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:

a) 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 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.

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?

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-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-4, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. The project site is characterized by flat terrain. Therefore, according to the existing conditions and with the implementation of recommended procedures, impacts are considered less than significant.

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: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

a) According to the General Plan, the project site is not located within an area subject of subsidence; therefore no impacts will occur.

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

Findings of Fact:

a) 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.

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.

16. Slopes

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: GENERAL PLAN figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a) & b) The project site is dominated by existing developed wedding reception area, single family residence, ornamental landscaping, a manmade lake, and a parking area. The project site does not support any native vegetation or ground cover. Onsite elevations range from 1,509 to 1,532 feet above mean sea level. The project proposes to construct a winery, underground tasting room, bed and breakfast, and banquet hall. To construct these buildings, the project proposes to restrict the grading around the building to maintain the natural/existing conditions. The project does not propose cut/fill slopes greater than 2:1 or higher than 10 feet. As a result, the topography of the site will not be significantly altered.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems as no sewage disposal systems exist on the project site.

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: General Plan 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 site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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:

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

20. Hazards and Hazardous Materials	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) The public or the environment will not be impacted as a result the routine transport, use, or disposal of hazardous materials associated with this project due to the nature of a winery. The source and amounts of hazardous material will result from the operation of certain agricultural equipment including combustion engine equipment and household hazardous waste. Due to the size and scope of the project, the amount of hazardous materials generated for from this project as consider less than significant.

(c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

(d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No Impacts are anticipated.

(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.

21. 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.

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.

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.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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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 project site is subject to local offsite runoff from a tributary drainage area of approximately 10 acres from the east. Most of these flows are tributary to the existing pond. There are no streams or rivers which run through the site. The project has been designed to perpetuate the site's natural drainage patterns. Therefore, the project shall not 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. Therefore, the impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices, including a water quality basin and grassy swales. Prior to grading permit issuance the applicant/developer is required to submit copies 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. In addition, prior to grading permit issuance, a copy of the project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 2.73 acres). The owner/operator would 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. Therefore, the impact is considered less than significant with mitigation incorporated.

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. Therefore, the impact is considered less than significant.

d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, ~~the developer has proposed~~ a basin. The applicant/developer is required prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project will include a detention basin. Prior to grading permit 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. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effect. The infiltration trench/bio swales 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 district will require an acceptable financial mechanism to be implemented to provide for maintenance of the infiltration trench/bio swales. Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: The applicant/developer shall submit copies 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 prior to grading permit issuance (COA 60. Flood RI. 2).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District during the Building and Safety plan check process.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 proposed project is not located within a 100 year flood plain. Therefore, the project 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 within a floodplain. Therefore, there is no impact.
- b) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no impact.
- c) The project is not within a 100-year Floodplain. Therefore, the project shall 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 within a floodplain. Therefore, there is no impact.
- d) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in the amount of surface water in any water body within a floodplain. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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?				
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: General Plan, GIS database, Project 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 project site is located on a 10.25-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 winery.

The proposed project would involve the legalization of a special occasion facility and the construction of a bed and breakfast, winery and tasting room which is consistent with the existing land use designation and zoning classification.

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 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 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, Project Application Materials

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, hotels and hotels when they are secondary and directly related to the agricultural operation. The proposed project would involve the legalization of a special occasion facility and the construction of a winery and tasting room which is permitted within the C/V zone. In addition, 75% of the site shall be planted in vineyards. Therefore, the project would be consistent with the existing zoning classification.

b) The project site is surrounded by properties which are zoned Citrus Vineyard (C/V) to the south, east and west and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the north. The surrounding zoning allows for similar uses as those proposed by the project. Therefore, the project is consistent with the surrounding zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Surrounding land uses include vacant land to the north, and single family residences to the east, south, and west. The proposed project has the potential to conflict with the existing residences to the east, south, and west due to the proposed special events. The project shall host special events indoors; however, wedding ceremonies and movie nights will occur outdoors. Guest attending movie nights will be provided individual head sets to listen to the movies. No amplified music shall be allowed outside, with the exception of the two jazz concerts. The hours of operation of the facility shall be 10:00 a.m. to 9:00 p.m. on Monday through Thursdays and 10:00 a.m. to 10:00 p.m. on Friday through Sundays, in order to reduce potential conflicts with neighbors. The variance request, submitted due to the topography and location of the subject property, will allow the building on the westerly property line to continue to be used for storage. The adjacent property owner does not have habitable dwellings closer than 50 feet to the building. The variance will allow the building to remain at its current location without causing disturbance to the existing topography and building placement at the site. Therefore, the project is consistent with its surroundings. The impact shall be less than significant.

d) The project site is located on a 10.25-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 involve the legalization of a special occasion facility and the construction of a winery, tasting room and special occasion facility which is consistent with the existing land use designation and zoning classification.

e) Surrounding land uses include vacant land to the north, and single family residences to the east, south, and west. 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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<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	<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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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 General Plan identifies policies that encourage protections 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?

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

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

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

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 100 special events that could include large gatherings of people and/or amplified music. The impact of these events would depend on the number of attendees in a given crowd, the number of amplified sound equipment and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. An Acoustical Report was submitted and reviewed by the Office of Industrial Hygiene. The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene which include: Facility related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home" must not exceed the following worst case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 pm to 7:00 am and 65 dB(A) – 10 minute leq between 7:00 am and 10:00pm (COA 10. Planning. 48). In addition, in order to mitigate the effects of the winery, the hours of operation for the facility have been limited to 10:00 am to 9:00 pm Sunday through Thursday and 10:00 am to 10:00pm Friday and Saturday (COA 10. Planning. 9). No amplified music will be allowed outside, except for two jazz concerts which will end at 9:00 pm (COA 10. Planning. 47). Guests attending movie night shall be provided individual headsets to listen to the movies. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Planning Director and the Director of Building and safety may reconsider the hours of operation and annual amount of special events (COA 20. Planning. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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 165 special events that could include large gatherings of people and/or amplified music. The impact of these events would depend on the number of attendees in a given crowd, the volume of amplified sound equipment and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. An Acoustical Report was submitted and reviewed by the Office of Industrial Hygiene. The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene which include: Facility related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home" must not exceed the following worst case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 pm to 7:00 am and 65 dB(A) – 10 minute leq between 7:00 am and 10:00pm (COA 10. Planning. 48). In addition, in order to mitigate the effects of the winery, the hours of operation for the facility have been limited to 11:00 am to 9:00 pm Sunday through Thursday and 11:00 am to 10:00pm Friday and Saturday (COA 10. Planning. 9). No amplified music will be allowed outside, except for two jazz concerts which will end at 9:00 pm (COA 10. Planning. 47). Guests attending movie night shall be provided individual headsets to listen to the movies. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Planning Director and the Director of Building and Safety may reconsider the hours of operation and annual amount of special events (COA 20. Planning. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

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: The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene which include: Facility related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home" must not exceed the following worst case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 pm to 7:00 am and 65 dB(A) – 10 minute leq between 7:00 am and 10:00pm (COA 10. Planning. 48). In addition, in order to mitigate the effects of the winery, the hours of operation for the facility have been limited to 11:00 am to 9:00 pm Sunday through Thursday and 11:00 am to 10:00pm Friday and Saturday (COA 10. Planning. 9). No amplified music will be allowed outside, except for two jazz concerts which will end at 9:00 pm (COA 10. Planning. 47). 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 and annual amount of special events (COA 20. Planning. 3).

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process.

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 existing residence will be remodeled to include a bed and breakfast. However, the conversion will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing.
- c) The existing residence will be remodeled to include a bed and breakfast. However, the conversion will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near 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.

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

35. Sheriff Services

Source: General Plan

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.

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

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

37. Libraries

Source: General Plan

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.

38. Health Services

Source: General Plan

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located is located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. However, the proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

Source: Riverside County Parks, General Plan Figure C-7 "Trails and Bikeway System"

Findings of Fact: The General Plan does not identify any trails located along Glen Oaks Road; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
that results in substantial safety risks?				
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 checked="" type="checkbox"/>	<input 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: GENERAL 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 project site will be via Glen Oaks Road. The project will be required to provide for a left turn lane and acceleration and deceleration lane on Glen Oaks Road. With the recommended improvements, the project will not negatively impact the existing traffic capacity of the street. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project is consistent with the parking requirements of Ordinance No. 328, Section 18.12. Therefore, there is no impact.

c) With the improvements to Glen Oaks Road described above, 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. Therefore, the impact is considered less than significant with mitigation incorporated.

d) The project does not propose any uses, design features, or other obstacles (i.e. blinking strobe lights, high-rise towers, etc.) which would impact air traffic patterns.

e) Project implementation would not alter waterborne, rail, or air traffic.

f) The project will not substantially increase hazards to a design feature.

g) The project would contribute to the cumulative deterioration of nearby roadways. The assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

(h) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The proposed project will not restrict access to nearby uses. Additionally, considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.

j) Currently, the Riverside Transit Authority (RTA) does not operate a bus route within close proximity to the project area. The proposed project would not conflict with any adopted policies supporting alternative transportation.

Mitigation: The project will be required to provide road improvements on Glen Oaks Road.

Monitoring: Monitoring shall be conducted by the Transportation Department during the Building and Safety plan check process.

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

Findings of Fact: The General Plan does not identify any trails located along Glen Oaks Road; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS	Would the project			
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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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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. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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~~. Therefore, the impact is considered less than significant.

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 shall utilize septic systems. Prior to building permit issuance, the applicant must provide a satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health Technical Manual. (COA 80. E Health. 3). Prior to building permit issuance, the applicant must provide a set of three detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the Department of Environmental Health Technical Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing (COA 80. E Health. 4). These are standard Condition of Approvals and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

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 regulations related to solid wastes (including the CIWMP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(County Integrated Waste Management Plan)?

Source: General Plan, 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

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: General Plan

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, are available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

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, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

49. 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 checked="" type="checkbox"/>	<input 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.

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

Riverside County General Plan

Riverside County Land Information System (RCLIS)

PDB05386 – Focused Assessment for Burrowing Owl, prepared by Jeff Kidd, dated 5/10/08

Oak Tree Survey, prepared by Jeff Kidd, dated 8/22/08

PD-A-4536 Phase I Archaeological Assessment, prepared by CRM Tech, dated July 7, 2008

PD-P-1334 Paleontological Resources Assessment, prepared by CRM Tech, dated July 7, 2008

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

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