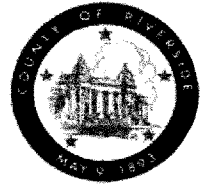


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



211B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 31, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE 4/5/11
Tina Grande

DATE

Departmental Concurrence

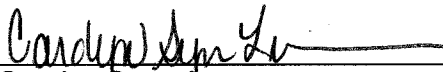
SUBJECT: APPEAL OF PLOT PLAN NO. 23896 – Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: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

RECOMMENDED MOTION:

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

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

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


Carolyn Syms Luna
Planning Director

Initials:
CSL:vc h

Policy
 Policy


Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved, and staff is directed to come back with final conditions of approval.

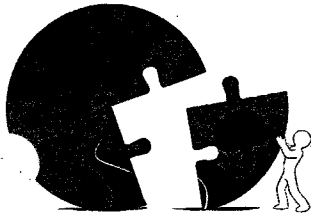
Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: April 26, 2011
xc: Planning(2), Applicant, Co.Co., COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on:

9/4/11

KB

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

"Masia De Yabar Winery" EA42098 and PP23896

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ron Vergilio
Project Applicant

508 S. Smith Ave, Suite 206, Corona, CA 92882
Address

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

Project Location

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

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 4/26/11 and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
- 3. Mitigation measures WERE made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- 5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Board Assistant
Title

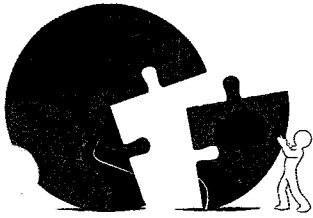
APR 26 2011
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42098 ZCFG05452 .

FOR COUNTY CLERK'S USE ONLY

APR 26 2011 16.2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: "Masia De Yabar Winery" EA42098 and PP23896

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Planner IV Date: May 17, 2010

Applicant/Project Sponsor: Ron Vergilio Date Submitted: November 25, 2008

ADOPTED BY: Other

Person Verifying Adoption: *Karen [Signature]* Date: APR 26 2011

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\1.05.11 PC\Mitigated Negative Declaration.PP23896.1.05.11.docx

Please charge deposit fee case#: ZEA42098 ZCFG5452

FOR COUNTY CLERK'S USE ONLY

APR 26 2011 16.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0812879

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

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

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

Received from: RON VERGILIO DESIGNS \$64.00
paid by: CK 1136
paid towards: CFG05452 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA42098
at parcel #: 39788 CAMINO ARROYO SECO TEM
appl type: CFG3

By _____ Nov 25, 2008 09:19

LJOHNSOR posting date Nov 25, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1100911

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

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

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

Received from: RON VERGILIO DESIGNS \$33.75
paid by: CK 1814
paid towards: CFG05452 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA42098
at parcel #: 39788 CAMINO ARROYO SECO TEM
appl type: CFG3

By _____ Feb 01, 2011 16:07
MGARDNER posting date Feb 01, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1008261

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

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

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

Received from: RON VERGILIO DESIGNS \$2,010.25
paid by: CK 1642
paid towards: CFG05452 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA42098
at parcel #: 39788 CAMINO ARROYO SECO TEM
appl type: CFG3

By _____ Jul 26, 2010 14:46
MGARDNER posting date Jul 26, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

PLOT PLAN 23896

RON VEGGIO DESIGNS

CORONA FAMILY PARTNERSHIP

April 26, 2011

SCALE: 1" = 200'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 2 SHEETS

PARCEL MAP 18139

BEING A DIVISION OF A PORTION OF THE RANCHO PALMA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES, TO LUIS VIGNES BY PATENT DATED JANUARY 3, 1851, AND RECORDED IN BOOK PAGE 45, OF PATENTS IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN ON THE PARCEL MAP 18139, AUGUST - 1981

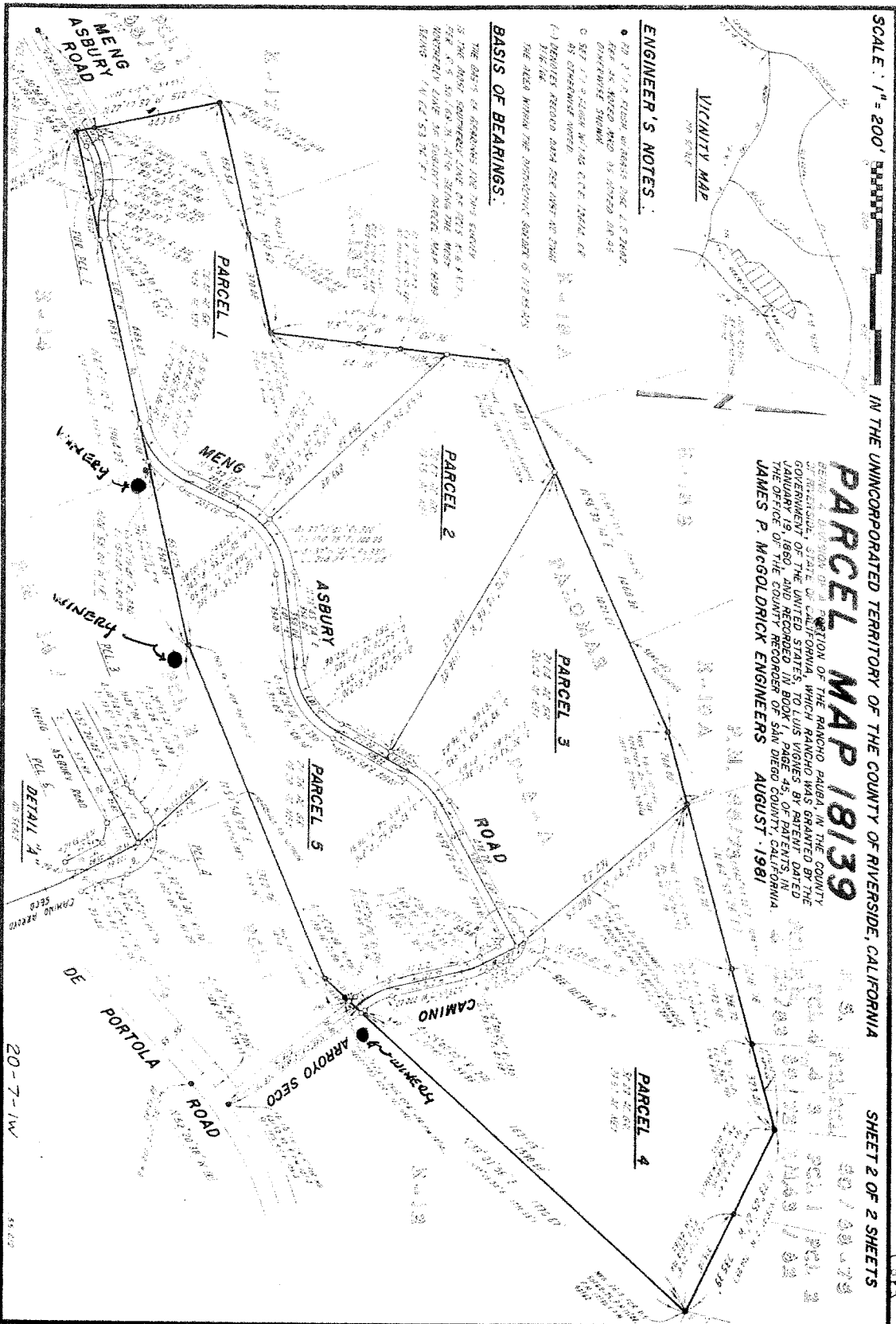
5. Parcel 1 50/00/73
6. Parcel 2 50/00/73
7. Parcel 3 50/00/73
8. Parcel 4 50/00/73
9. Parcel 5 50/00/73

ENGINEER'S NOTES:

- 20' 3" 1/2" ELEVATION UNLESS NOTED OTHERWISE.
- SEE AS SHOWN AND AS NOTED ON THIS PARCEL MAP.
- SET 1/2" 3/4" CLEAR WIDTHS OF THE ROAD OF 48' CLEARANCE WIDTH.
- (-) DENOTES RECORD DATA FOR A LINE OF THE HIGHWAY.
- THE AREA WITHIN THE BOUNDARY SHOWN IS 172,454.55

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE FIRST QUARTER CORNER OF THE 1/4 SECTION 5, T. 5 S. 36 R. 6 E. 17 N. APPROXIMATELY LINGUE DE QUARTIER MAP 1889 BEING 111° 53' 24" E.



General Parcel Map

PM 106/89

20-7-1W

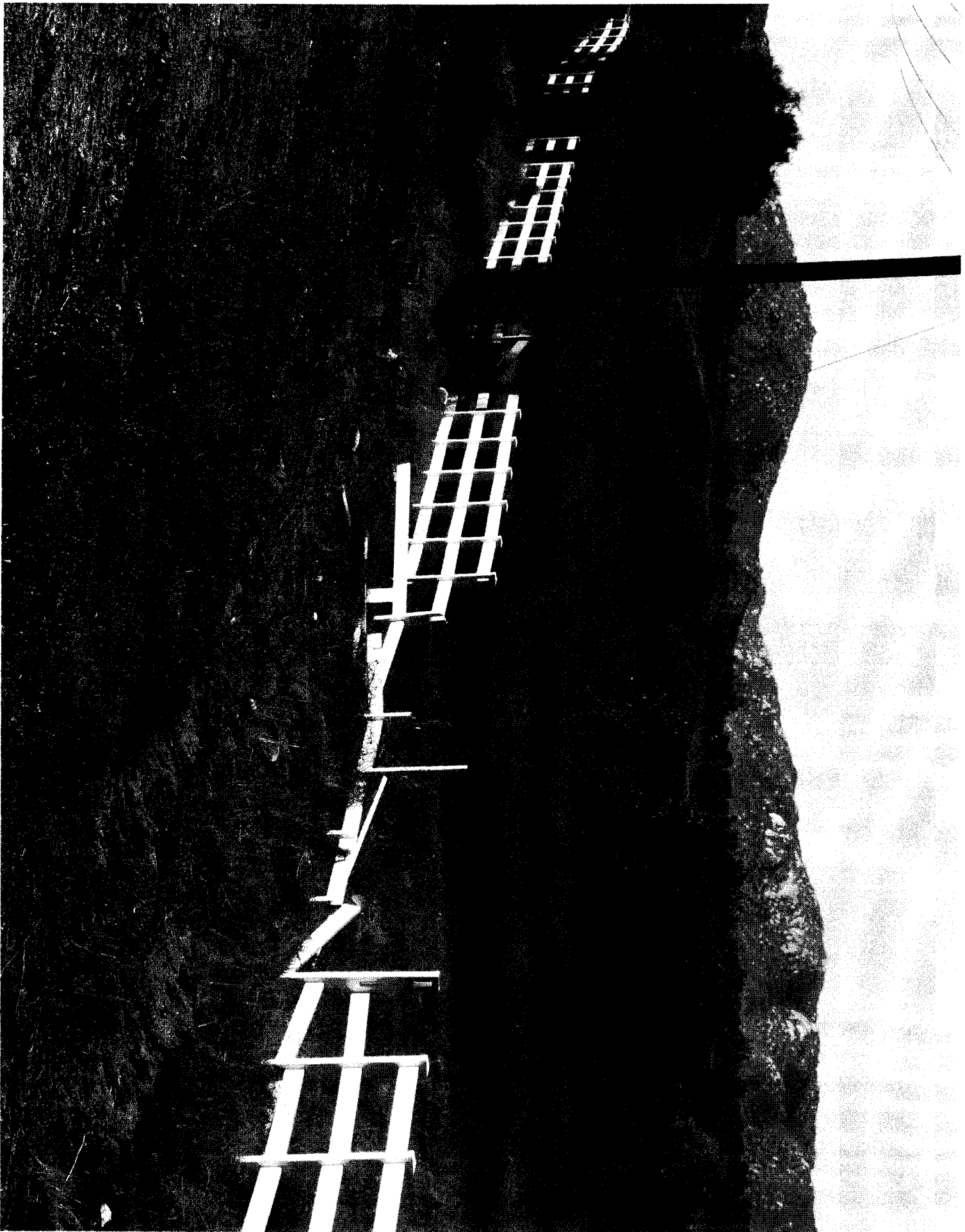
105
89

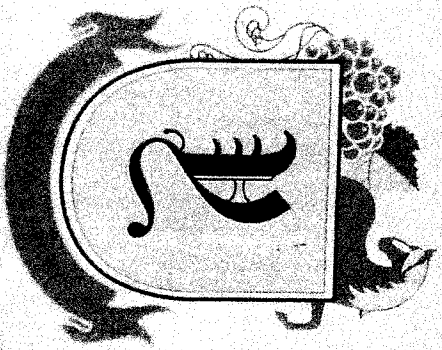


Damage from accident on DePortola Rd.
Just south of Camino Arroyo Seco

Picture taken in August, 2010

Picture taken December, 2010





NOW OPEN

MASÍA
DE
YABBAR

TASTING
ROOM

WINE TASTING

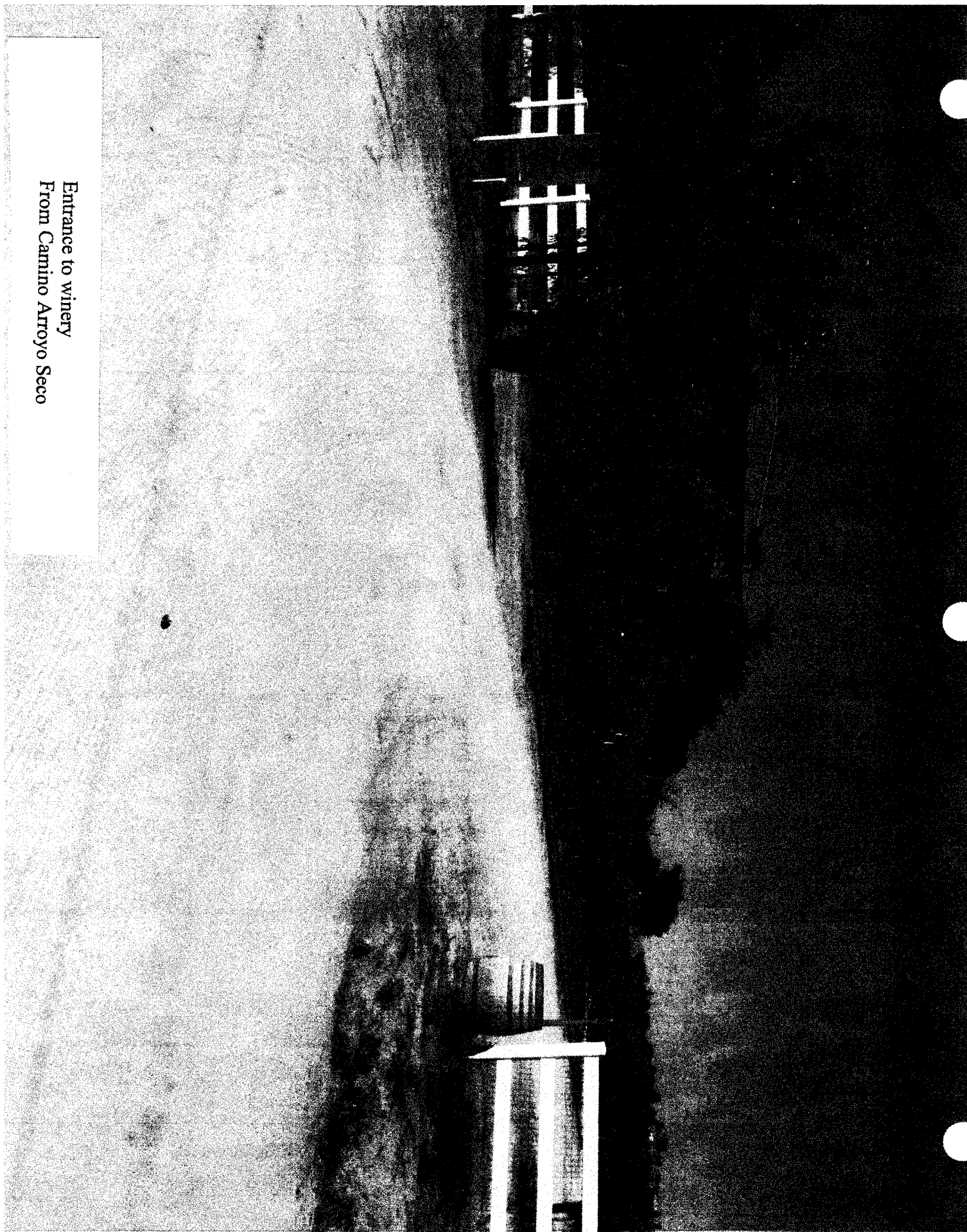
Live Music Saturdays & Sundays
Weddings & Special Events
Welcome Limos & Buses

Entrance from DePortola
onto Camino Arroyo Seco

Entry from DePortola
onto Camino Arroyo Seco



Entrance to winery
From Camino Arroyo Seco



Entrance to tasting room from
(private entrance) from Camino
Arroyo Seco

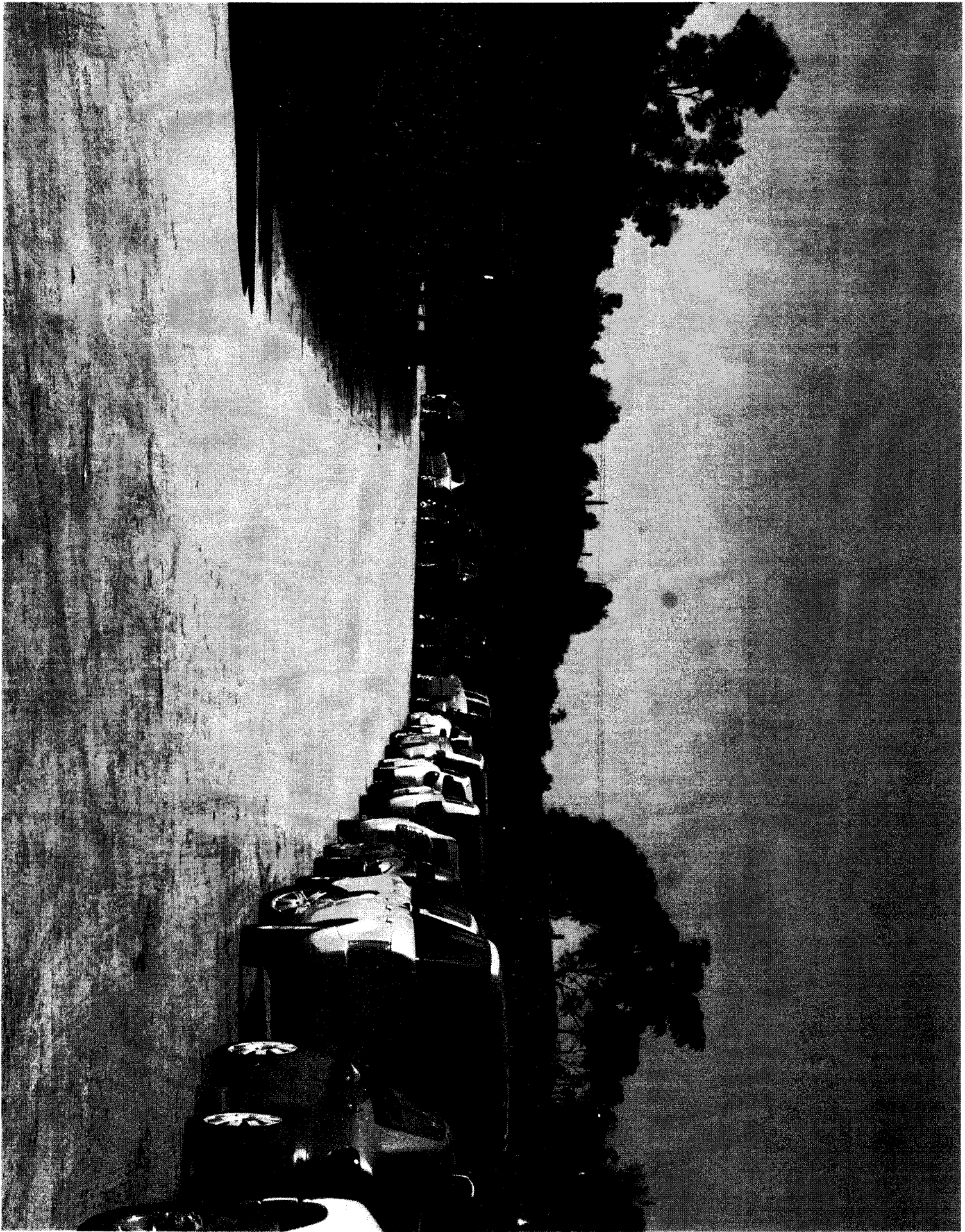




Yabar Winery entrance
from DePortola Rd.



Viewing entrance driveway from Conino Chicago Zoo



RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
951-955-8464

AD NUMBER	PAGE NO.
2288137	1 of 1
BILL DATE	SALESPERSON
04/14/11	06
START DATE	STOP DATE
04/14/11	04/14/11

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2288137	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	128 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount	
9 THE CALIFORNIAN	1	L1	\$0.00	RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2011 APR 25 PM 2:57	
23 INTERNET	1	L1	\$0.00		
25 INTERNET MOBILE MARKETING	1	L1	\$0.00		
TOTAL AD CHARGE			\$176.04		
9 LEGAL AFFIDAVIT		PROOF	\$10.00		
Planning 16.2 w/ 04/26/11 PP23896					
Purchase Order PP 23896			PAY THIS AMOUNT	\$186.04	\$186.54*
				*AFTER 05/14/11	

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Ad Number	2288137
Billing Date	04/14/11
Amount Due	\$ 186.04
Amount Enclosed	\$

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RIVERSIDE, CA 92502-1147

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 742548
CINCINNATI OH 45274-2548



21720200000022881370000000000000001865400000186048

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

THE CALIFORNIAN

An Edition of the North County Times

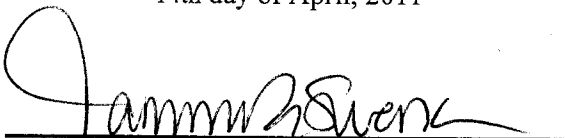
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

April 14 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

14th day of April, 2011



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A PLOT PLAN IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 26, 2011, at 1:30 P.M.** to consider the appeal filed by The Corona Family Limited Partnership on the Planning Commission decision to approve the application of Ron Vergilio Designs on **Plot Plan No. 23896**, which proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, along with hosting special events and proposing 72 parking spaces ("the project"). The project is located on 39788 Camino Arroyo Seco, Temecula, CA 92592, northwesterly of De Portola Road and easterly of Camino Arroyo Seco in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District. The appellant's request is for the project to take access off at Cushman Circle.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42098**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION, REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 or e-mail at khesterl@rcitma.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: April 11, 2011
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: 4/14/2011

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 COUNTY OF RIVERSIDE
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 RIVERSIDE CA 92502

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04/14	4289814 CO	APPEAL PP 23896 Class : 10 Ctext Ad# 10618030 Placed By : Cecilia Gil	176 L	1.30		228.80

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 CLERK/BOARD OF SUPERVISORS
 2011 APR 20 PM 2:35

Planning
 16.2 w 04/26/11
 PP 23896
 1 hr

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* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



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56591281	04/14/11 - 04/14/11	045202		BOARD OF SUPERVISORS

lic hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: April 11, 2011

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant 4/14

9 min total

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Steve Corona

Address: 33320 Temecula Parkway
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: ~~909-288-7847~~ 909-288-7847

Date: 4-26-11 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

✓ Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: James Corona

Address: 43915 Coronado Rd
(only if follow-up mail response requested)

City: Temecula Ca **Zip:** 92592

Phone #: (951) 676-4800

Date: 4/26/2011 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Steve Corona

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Mary Corona

giving my time to Steve Corona

Address: 43915 Coronado Dr. Temecula Ca
(only if follow-up mail response requested)

City: Temecula Ca **Zip:** 92592

Phone #: 951 676-4800

Date: 4/26/2011 **Agenda #** 162

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Steve Corona

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ROV VERGILIO

Address: 508 S. SMITH CORONA, CA 92882
(only if follow-up mail response requested)

City: CORONA Zip: 92882

Phone #: 951-277-0753

Date: 7/26/11 Agenda # 16.2

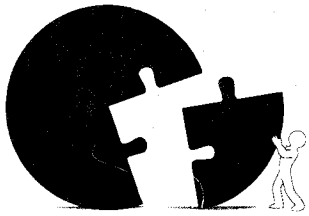
PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
JA Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ Support X Oppose _____ Neutral

I give my 3 minutes to: _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

211B
04.26.2011

DATE: March 24, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: APPEAL OF PLOT PLAN NO. 23896 – 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

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

Need Director's signature by 3/30/11
Please schedule on the April 26, 2011 BOS Agenda

OK
KHI

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 (CFG5452)

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

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

"Planning Our Future... Preserving Our Past"

APR 26 2011 16.2

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

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

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

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

FURTHER PLANNING CONSIDERATIONS:

January 20, 2011

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

January 5, 2011

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

December 1, 2010

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

D.M.

August 9, 2010

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

August 2, 2010

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

July 26, 2010

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

BACKGROUND:

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

SUMMARY OF FINDINGS:

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

RECOMMENDATIONS:

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

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

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

CONCLUSIONS:

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

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

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

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

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

INFORMATIONAL ITEMS:

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

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

KH:kh

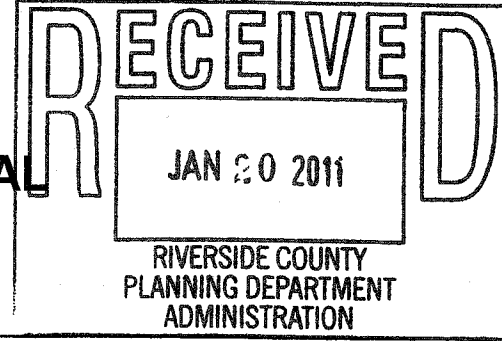
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Date Prepared: 2/28/11

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director



APPLICATION FOR APPEAL

DATE SUBMITTED: 1-20-11

Appeal of application case No(s): PP 23896

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

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

Appellant's Name: The Covona Family Limited Partnership E-Mail: scovona@mlke~~ll~~co.com

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

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

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

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

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

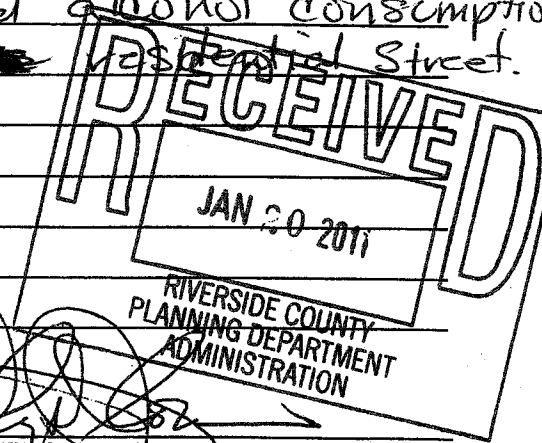
Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR APPEAL

Roadway - Ingres + Egress access.

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

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



Use additional sheets if necessary

The Corona Family Limited Partnership

PRINTED NAME OF APPELLANT

A handwritten signature in black ink, appearing to be "J. D. [unclear]", written over a horizontal line.

SIGNATURE OF APPELLANT

1-20-11

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

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

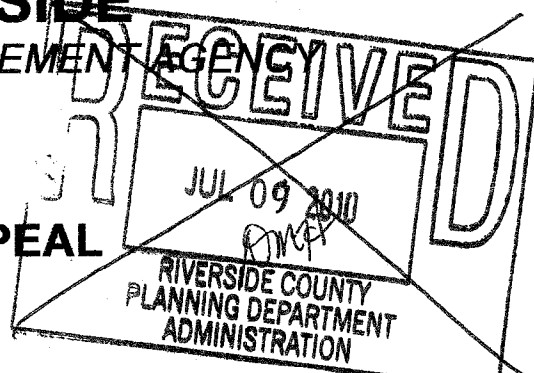
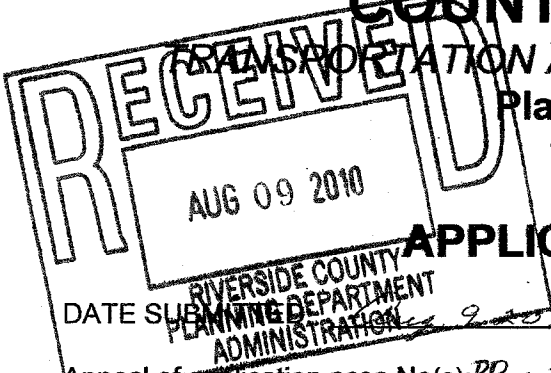
PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director



APPLICATION FOR APPEAL

DATE SUBMITTED: 9/20/10

Appeal of application case No(s): PP 23896

List all concurrent applications

Name of Advisory Agency: _____

Date of the decision or action: Aug 2, 2010

Appellant's Name: Corona Family Partnership E-Mail: _____

Mailing Address: 43915 Coronado Dr. Temecula CA 92592

 City State ZIP

Daytime Phone No: (915) 676-4800 Fax No: () _____

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

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

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

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

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

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<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

See attached

Use additional sheets if necessary.

CORONA FAMILY PARTNERSHIP
PRINTED NAME OF APPELLANT

Mary Corona, Gen. Pln.
SIGNATURE OF APPELLANT

8-7-2010
DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

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

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

Re: Ybarra Winery - #23896

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

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

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP23896

LAND USE

Supervisor Stone
District 3

Date Drawn: 11/08/10

Exhibit 1

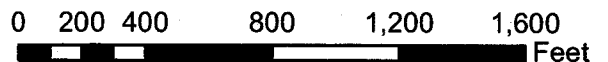


Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 20

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



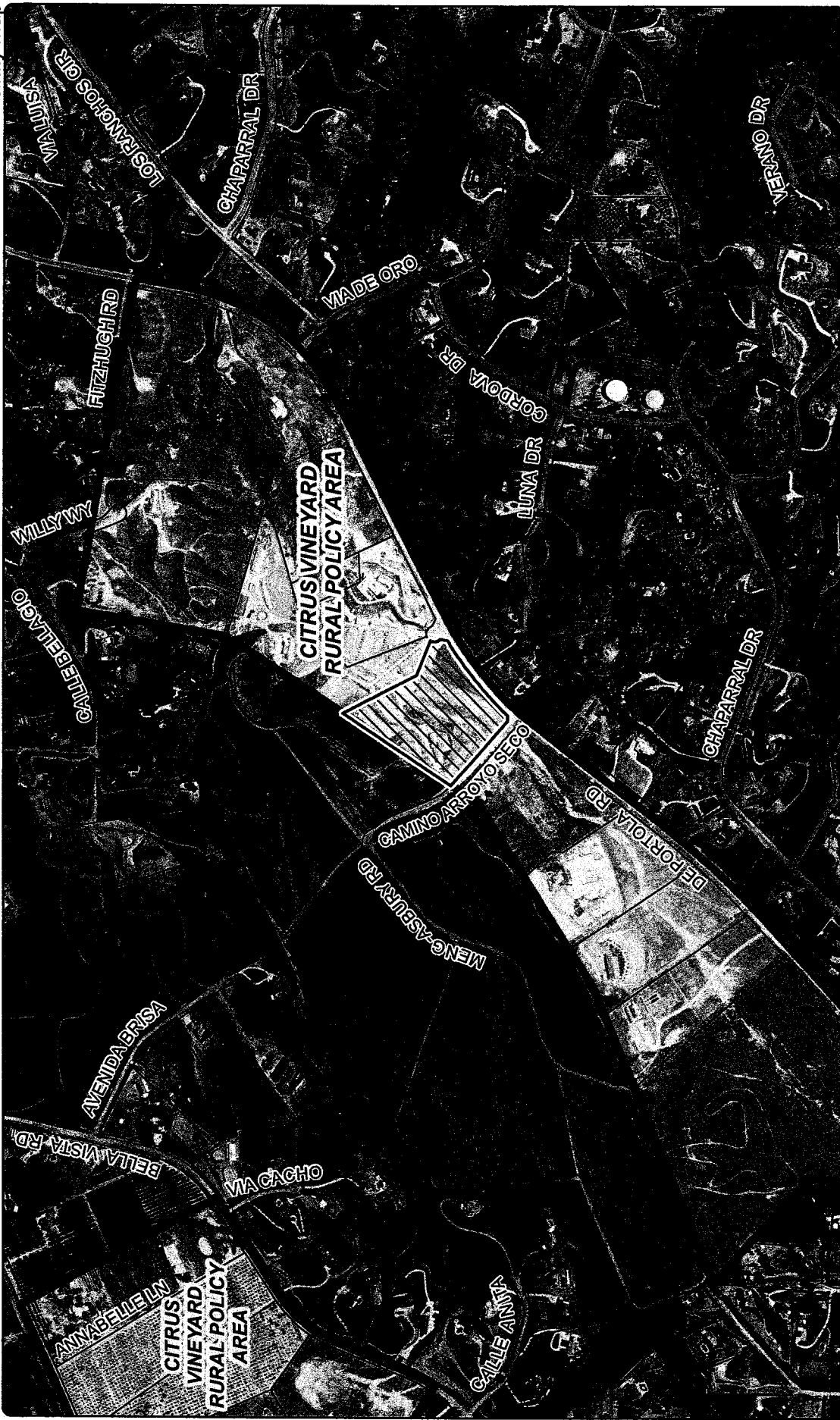
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP23896
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 11/08/10
Vicinity Map



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

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



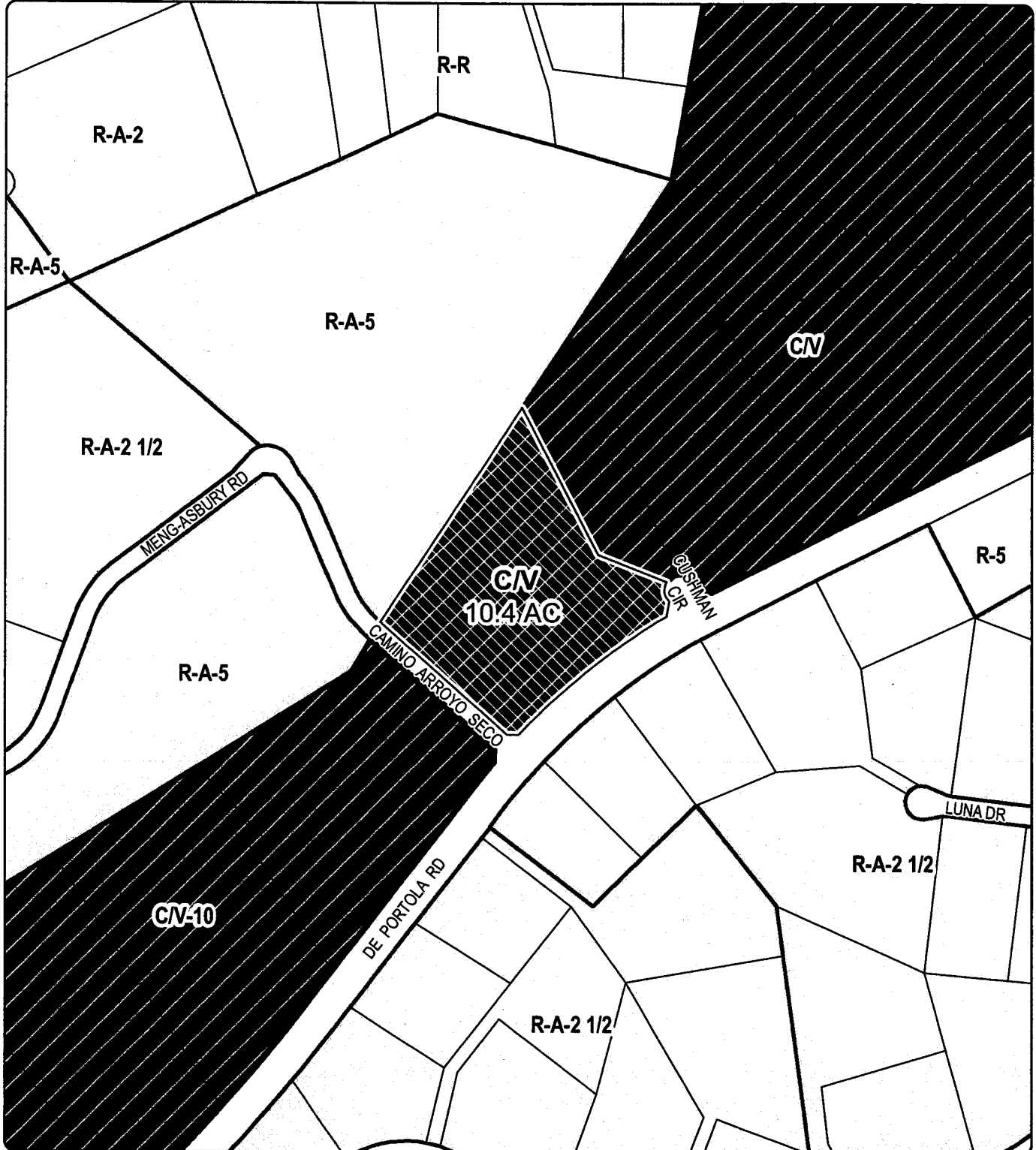
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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP23896
EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 11/08/10
Exhibit 2



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

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



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

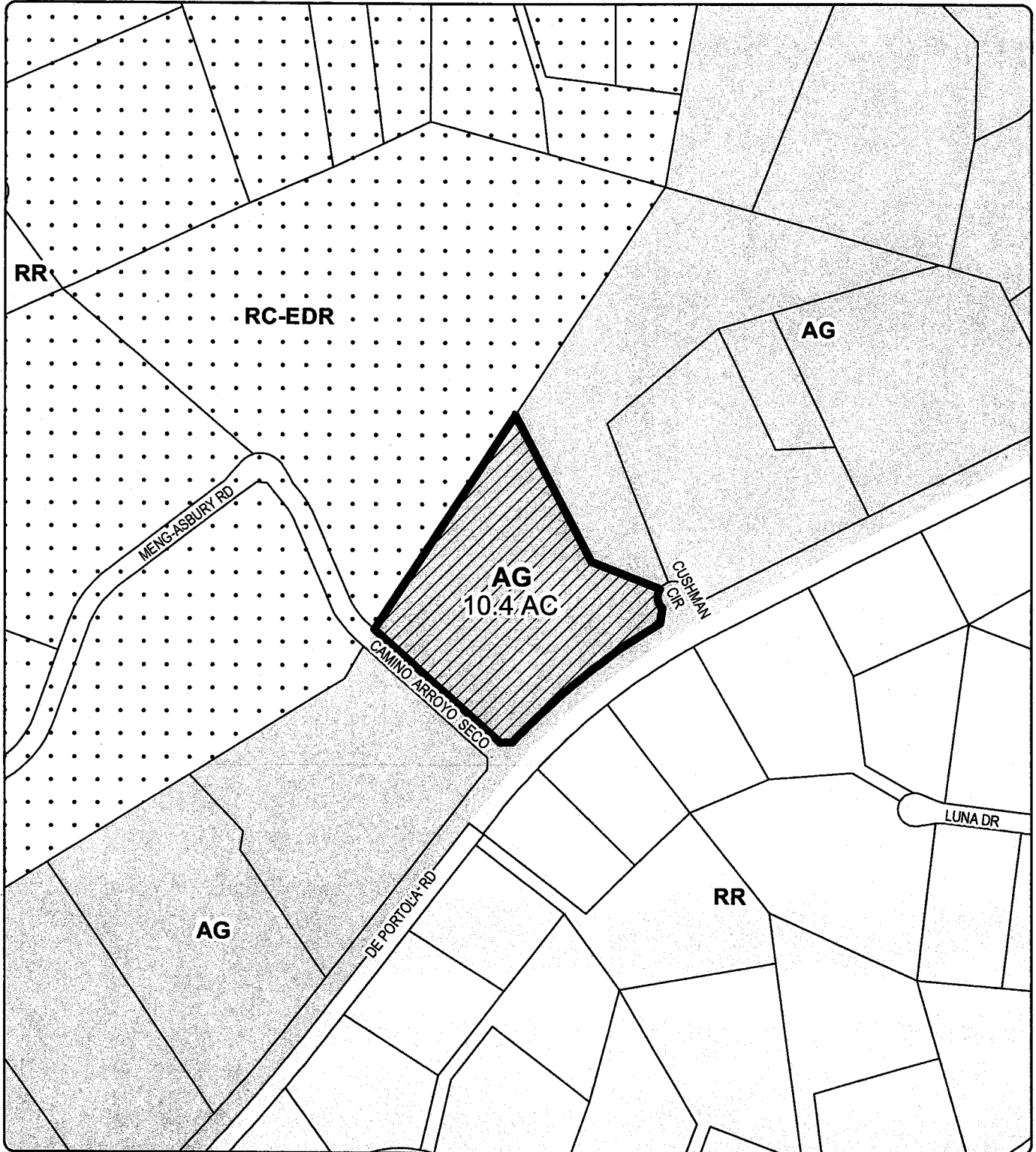
PP23896

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 11/08/10

Exhibit 5



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

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



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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1008815

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

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

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

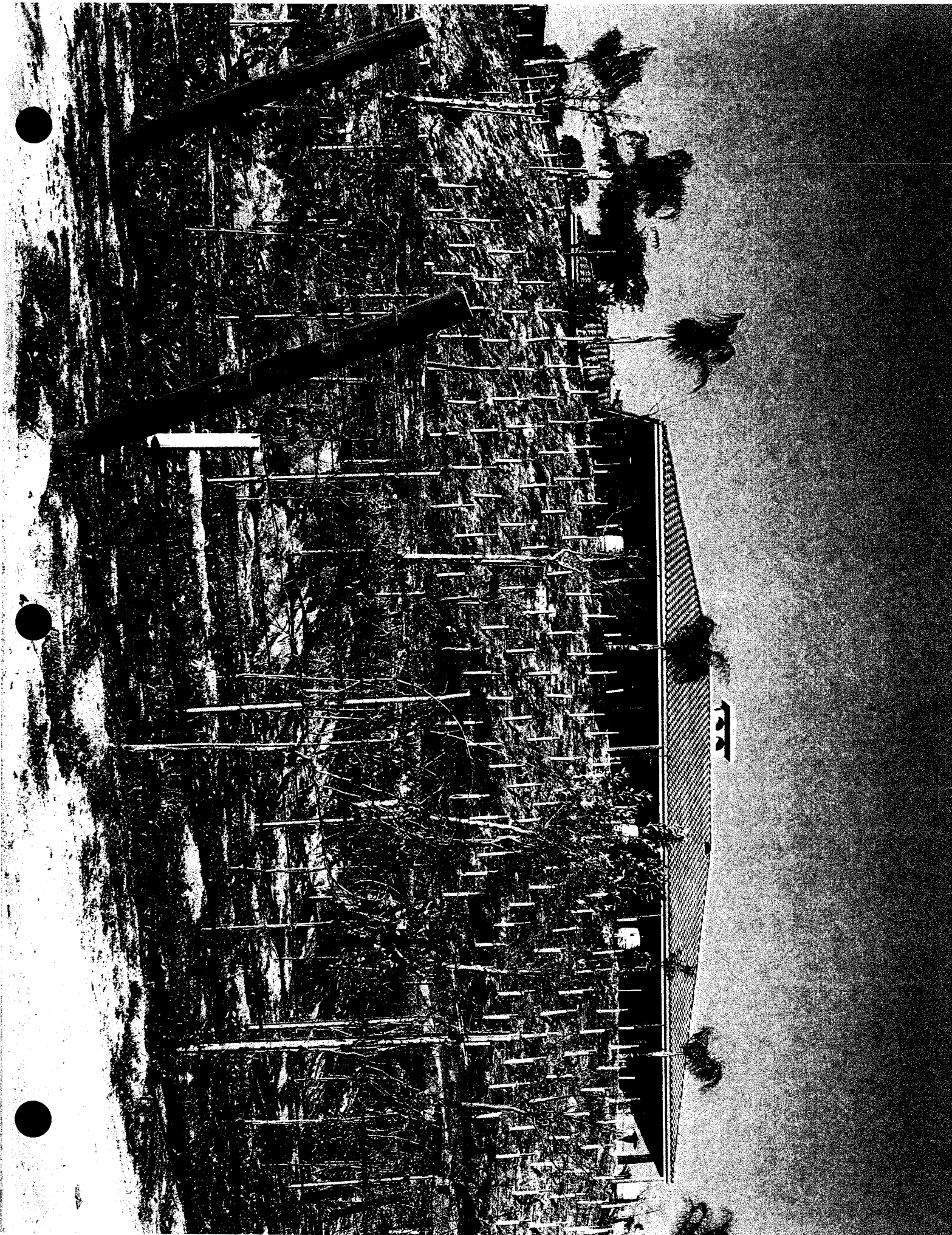
Received from: CORONA FAMILY LTD. PARTNERSHIP \$983.28
paid by: CK 2052
paid towards: PP23896 NOT EXEMPT FROM CEQA
at parcel #: 39788 CAMINO ARROYO SECO TEM
appl type: PP03

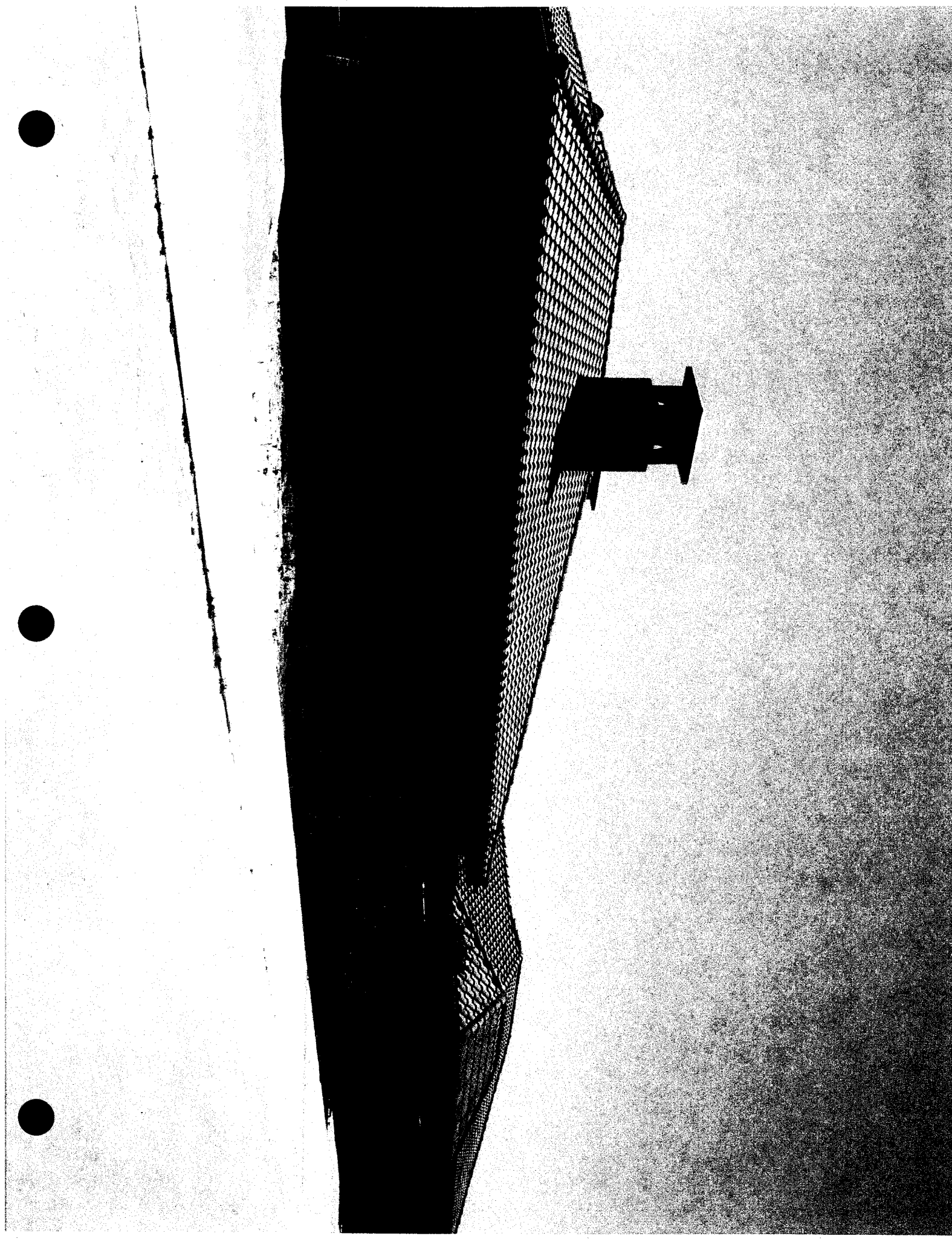
By _____ Aug 09, 2010 14:44
MGARDNER posting date Aug 09, 2010

Account Code	Description	Amount
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100001000100777520	CLERK OF THE BOARD	\$26.00
02033100200772210	LMS SURCHARGE	\$19.28
100003120100777180	PLANNING: APPEALS	\$910.00

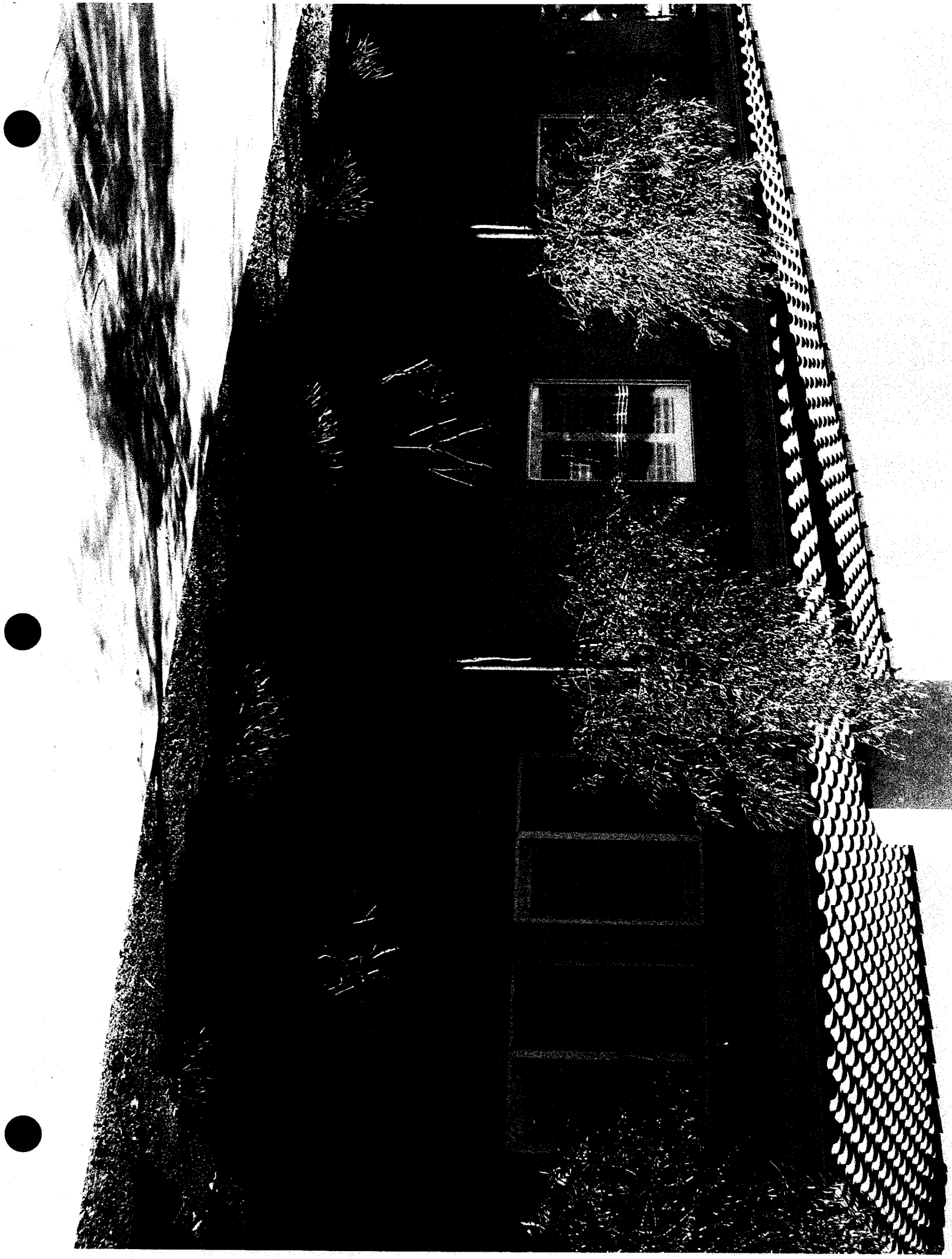
Overpayments of less than \$5.00 will not be refunded!

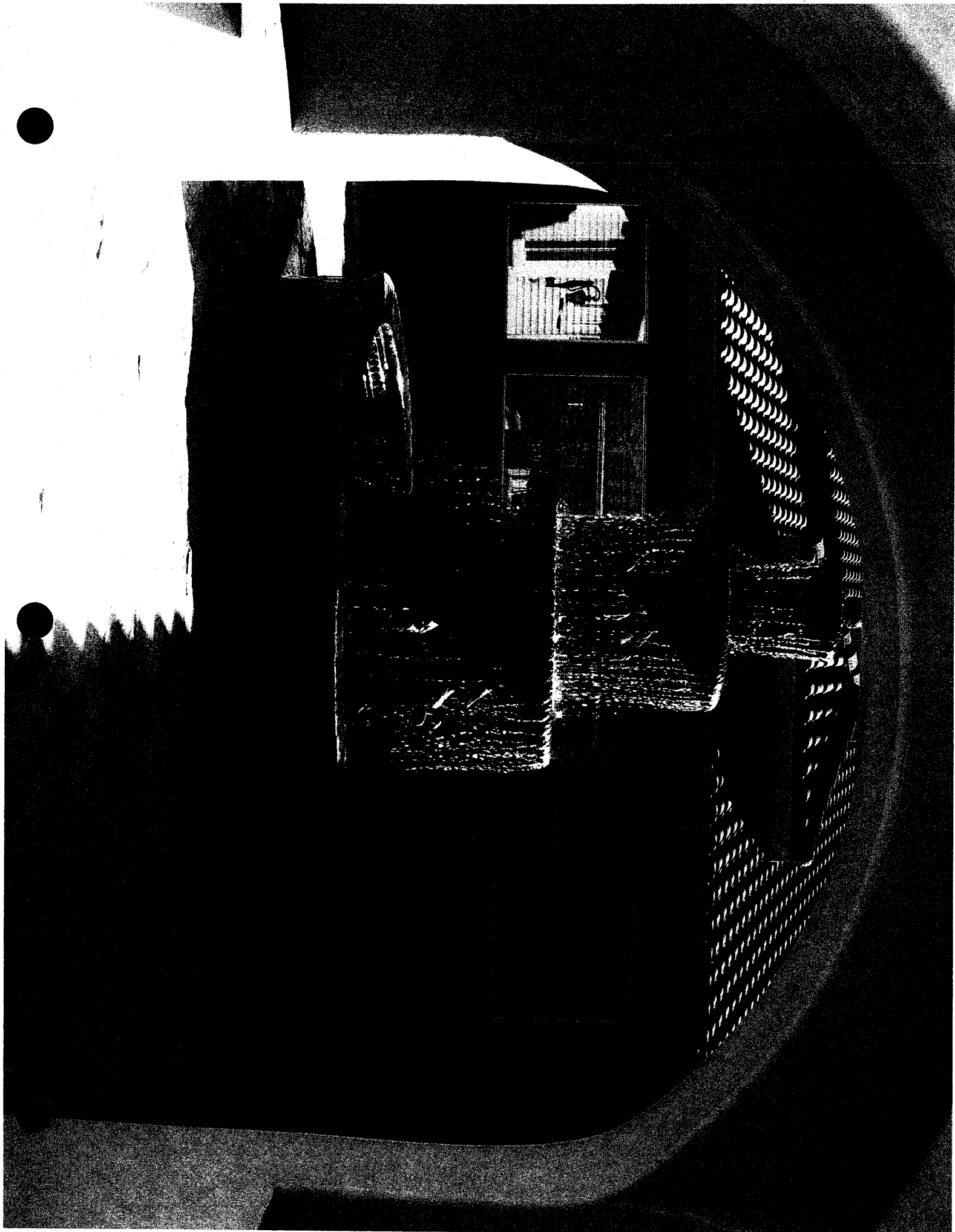
Additional info at www.rctlma.org







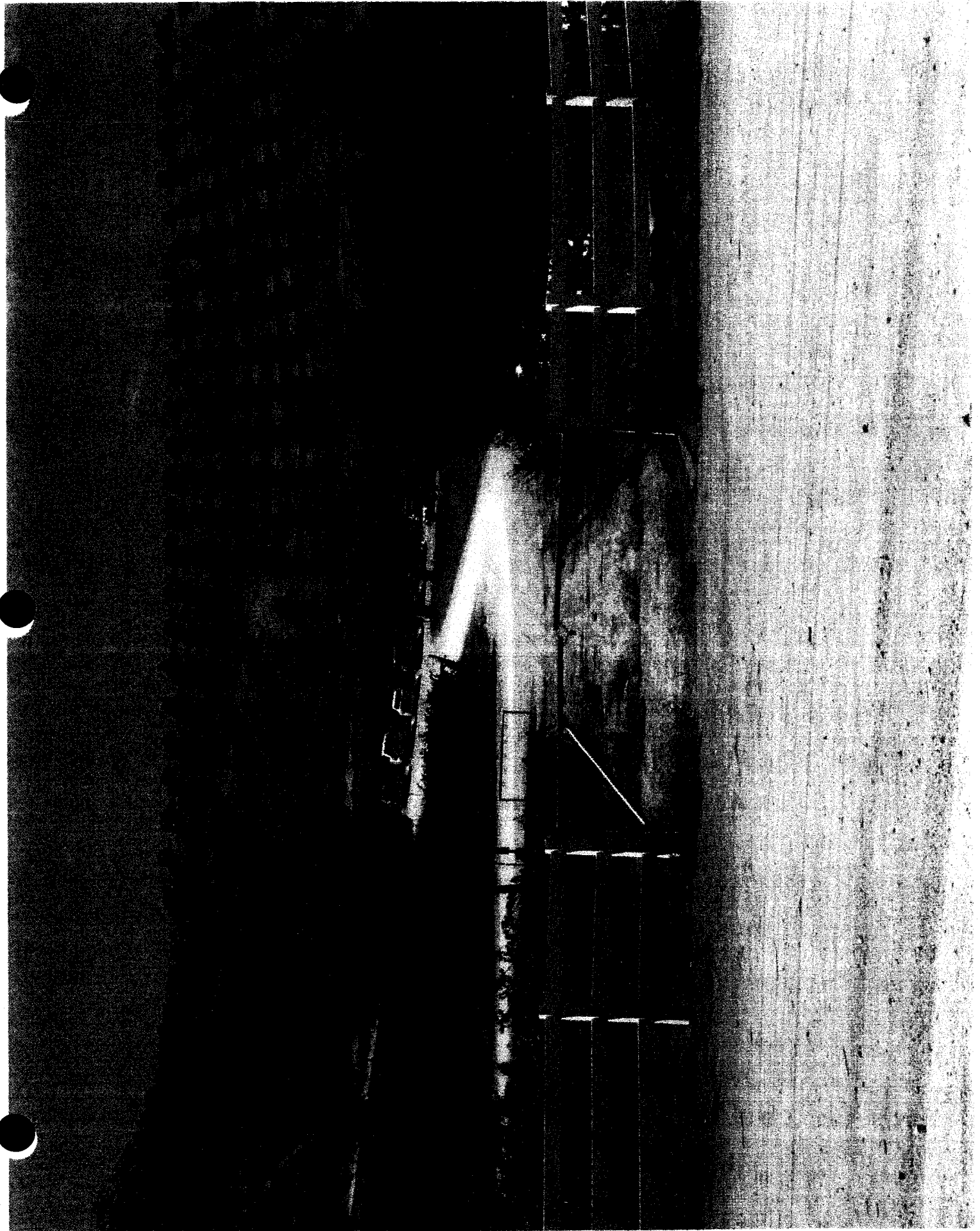


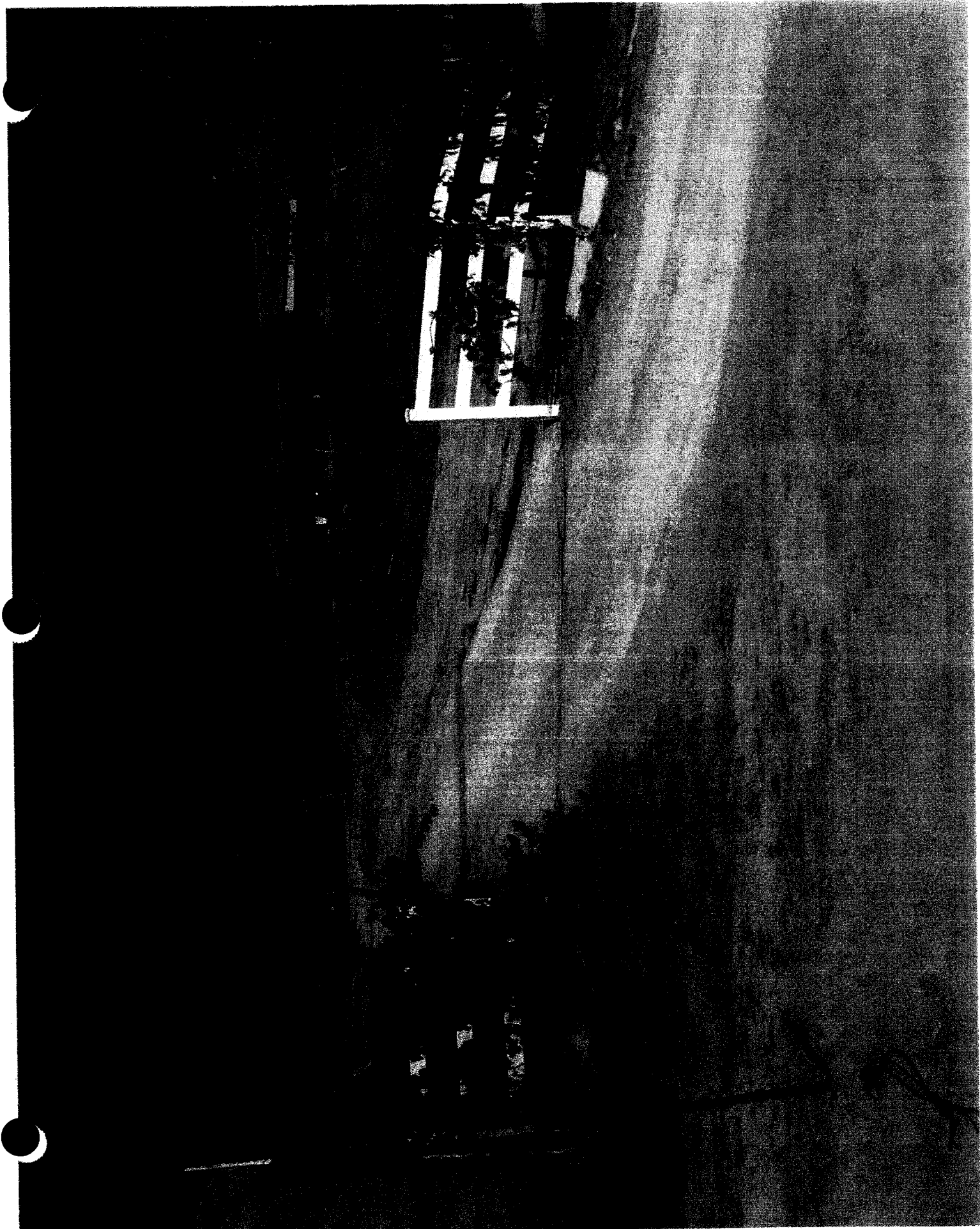










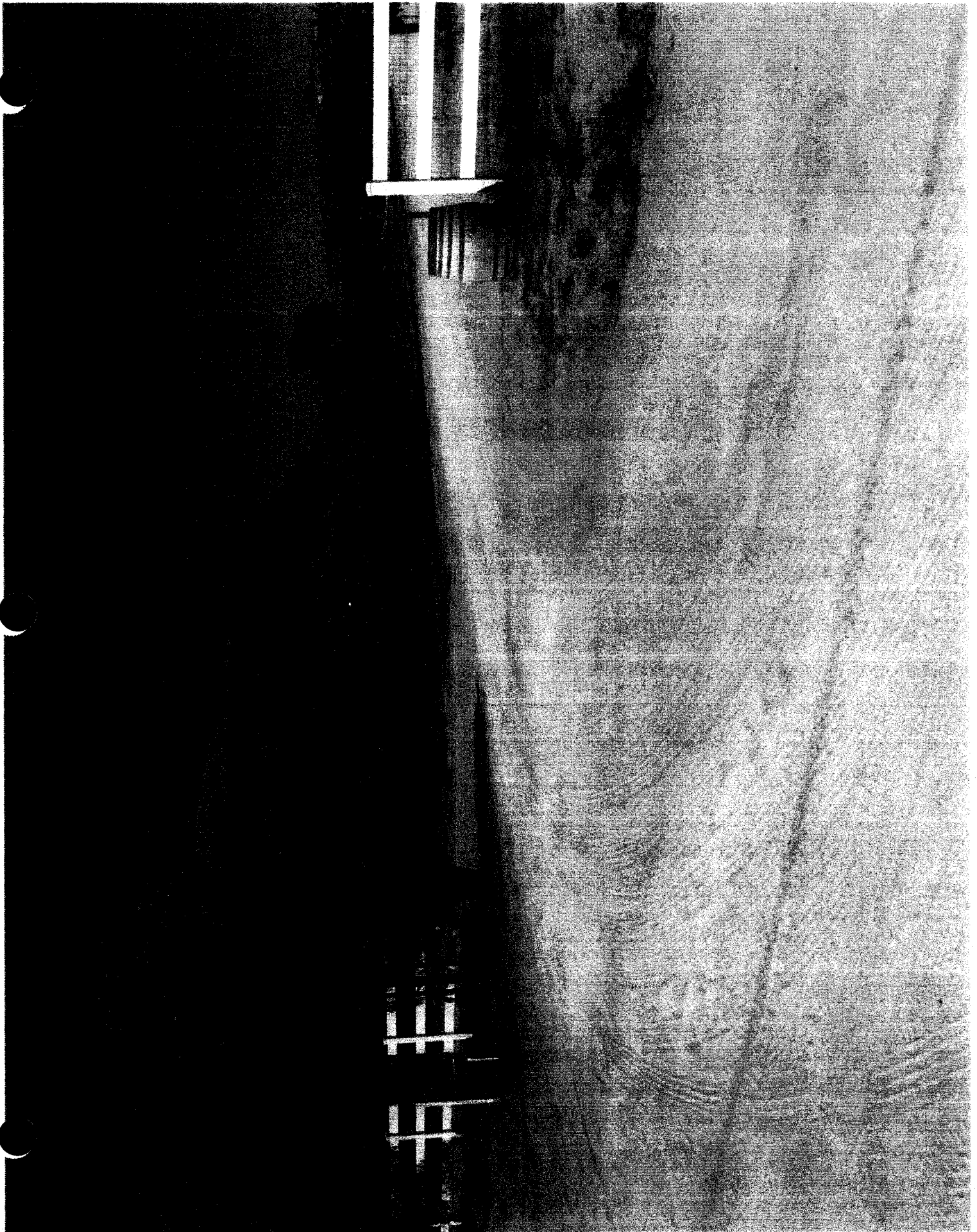


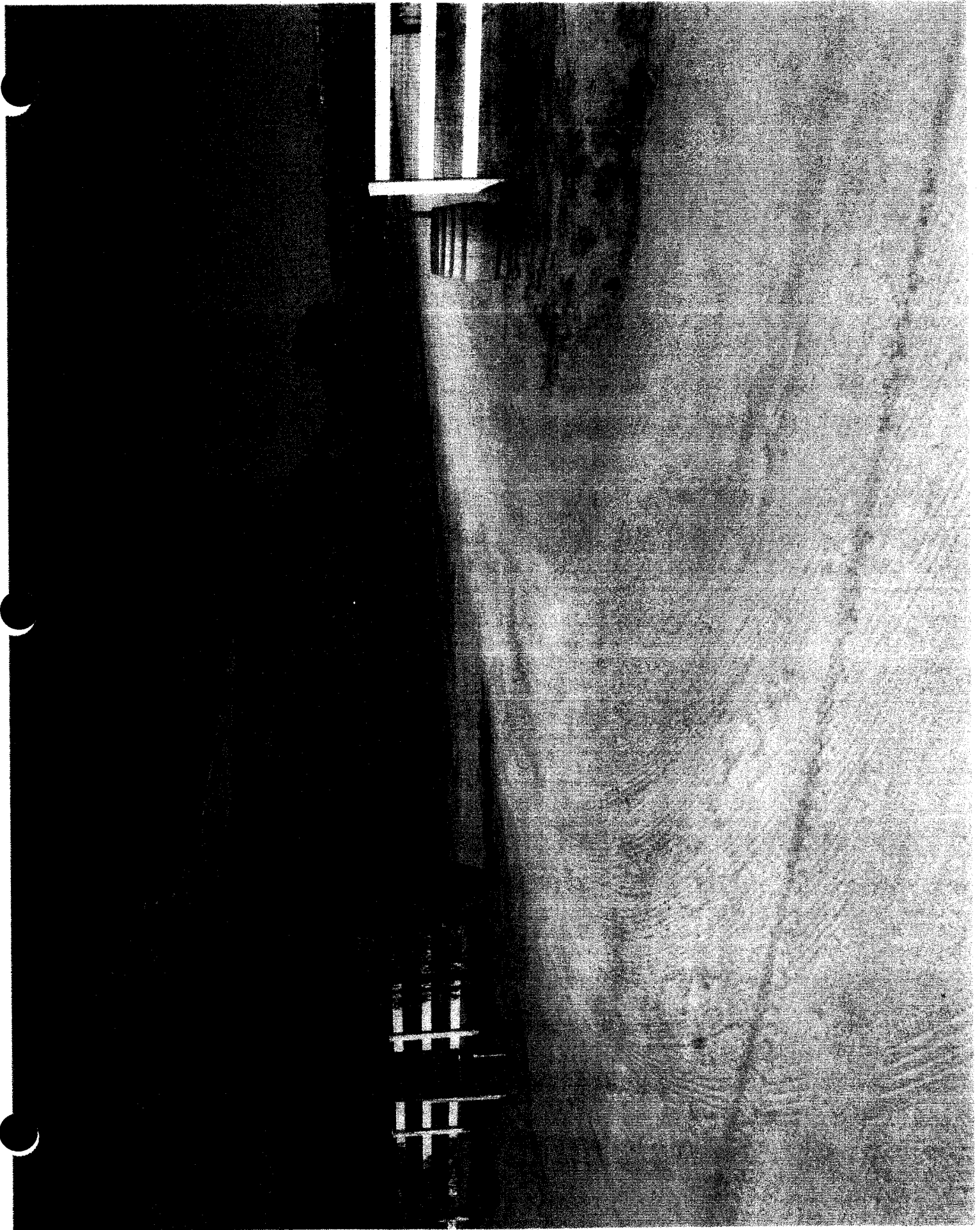


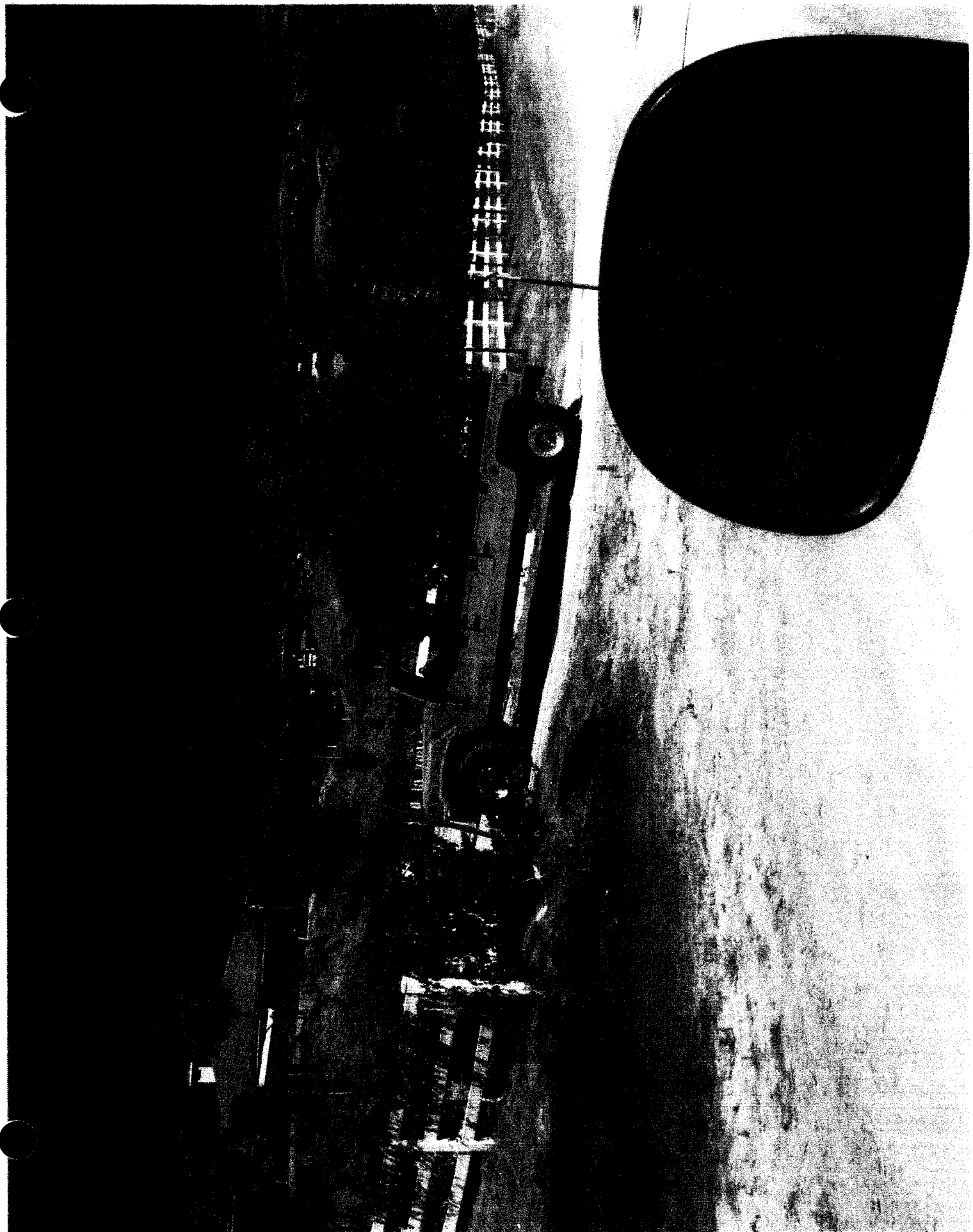












Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Directors Hearing: August 2, 2010
Continued From: July 26, 2010

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

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

PROJECT DESCRIPTION:

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

INFORMATIONAL ITEMS:

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

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

KH:kh

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

Hesterly, Kinika

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

Hi Danica,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Landscaper provide

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

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

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

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

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

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

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

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

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

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

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

July 31, 2010

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

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

To Whom It May Concern:

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

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

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

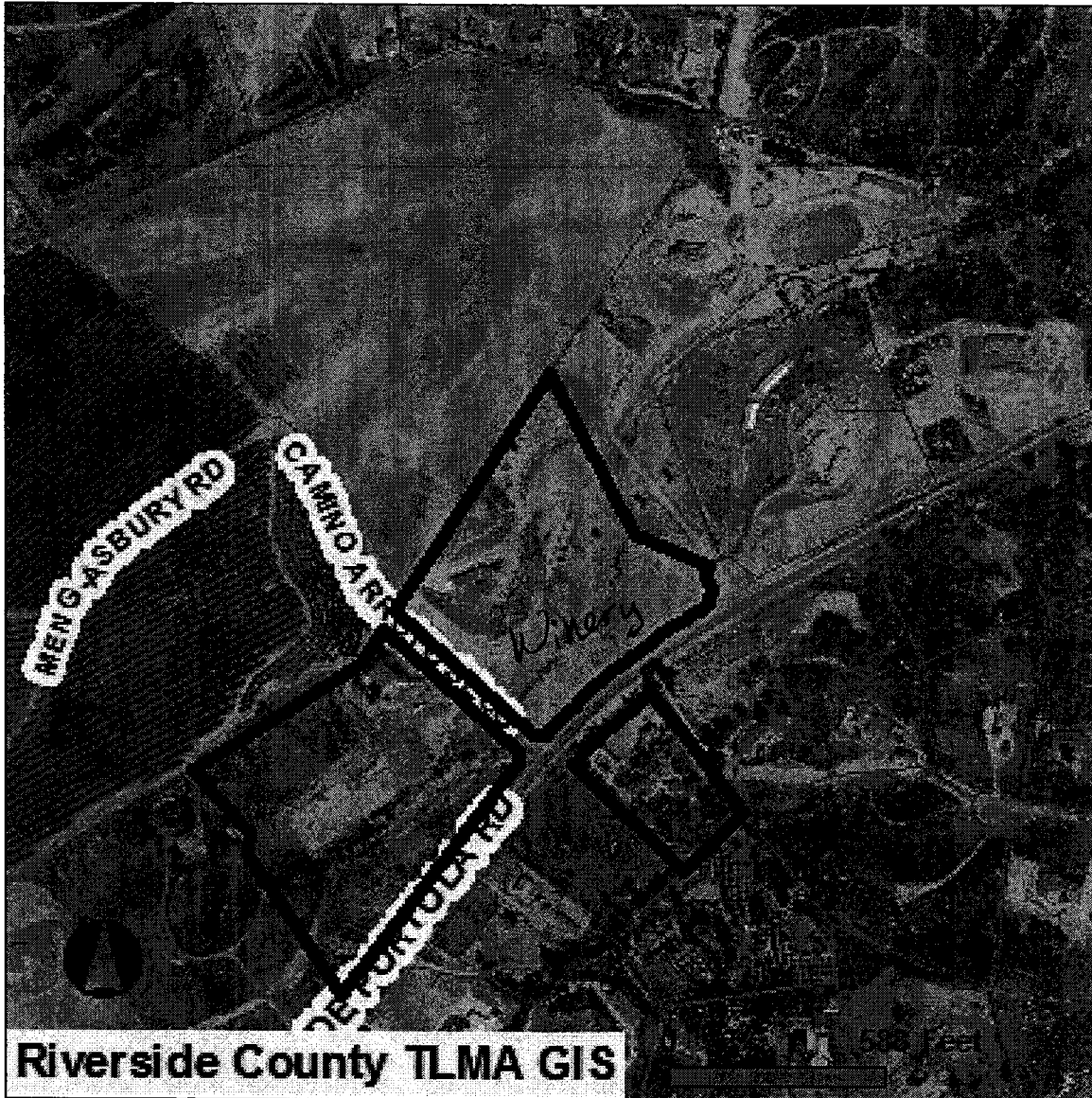
Please review this request. This winery is not permitted to have amplified music. They are violating this code and injuring my family and our community. We hope to be able to attend the August 2nd meeting at which time we will be glad to answer any questions you may have.

Thank you,

Richard C. Blass

Diane M. Blass

RIVERSIDE COUNTY GIS



Selected parcel(s):

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

IMPORTANT

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Version 100412

Masia de Yabar Winery

*Monday thru Friday
11am-5pm*

Saturday 11am-6pm

Sunday 11am-5pm

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

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

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

Joe Lee 13901 Justin East Dr Apt 127 Justin CA
Eric D Garcia 14404 La Fonda Dr, La Mirada CA 90638
Reborah Gunn 24051 Providencia Rd, Tem. CA 92591
Laura Judy ~~25534 R~~ 37015 Botanica Pl, Murr. 92562
Amanda Kentler 28379 Saddlecrest Menifee CA 92585
DIANE KUCERA 41801 CARLETONWAY TEMECULA, CA 92591
Shawanna Nason 7113 Peppis Hill Rd. San Bernardino, CA 92404
Gabriel Fierdla 3028 Muscupiabe Dr San Redo Ca 92405
Yvette Fernandez 7545 KENKLOOD PL. RANCHO CUCA. CA. 91739
ANTHONY FERNANDEZ 7545 KONAHOE PL. R.C. CA 91739
DAN SRAMILLO 22720 CANYON LAKE DR S CANYON LAKE 92587
ANGELA ALVARADO 2750 RENAISSANCE CIR. MENIFEE CA 92584
Christine Markner Irvine CA 92620
Anvil Garcia Irvine CA 92620
Tim Pearce 23778 S. Silverwood St Murrieta CA 92562
Phil Pearson 44411 Hanstead Ave. Lancaster CA 93535
S. Mehraeji 11 LMOGOS NEWPORT COAST CA 92657
Joie Leoue 23778 Silverwood Mnr 92562 CA
Carmella Walsh 6835 Teasdale St, Lancaster, CA 93536
Melissa McKnight 45003 Silver Rose St Temecula CA 92592
LINA BORAK V 1707 Aldersgate Rd Encinitas Ca 92024
Casandra Camacho 3227 Lincoln Ave Apt 9 SD, CA 92107
David Keogh 8465 Regents Rd. #151 San Diego CA 92122
Lisa Ede 4280 Lorna Dr. S.D. CA 92115
Oran Cobb 817 67th Street San Diego CA 92114
WENDY ROBERTS W SANSON VILLO LAGUNA RANCH, CA 92694
Joe Stewart 13 Dominguez St. Aliso Viejo, CA 92656
DEANIS BAKER 13 DOMINGUEZ ALISO VIEJO CA 92656
Nicole Stewart 13 Dominguez St Aliso Viejo CA 92656
CONCHA BAKER 15 DOMINGUEZ ALISO VIEJO CA 92656
Carlon Fagan 37605 Via De Los Arboles Tem. CA 92592
JOSH TREES 37645 VIA DE LOS ARBOLES 92592
CHIZUKO DEANE 37550 AVENIDA BRAVURA 92592
Robert Deane 37550 Avenida Bravura, GlenOak Hills, Temecula
DENNIS KHANICZ 31327 McARTNEY DR., WINDHESTER, CA 92592
Kiera Henzelmann 42568 Jolene Ct, Temecula CA 92592
Nancy Knadler 24160 Trousdale Murrieta, CA 92562
Wendy SIMONS 44661 Ashburn Pl Temecula 92592
Nadina Labrean 5531 Gregory Ave. Whittier, CA 90601
Alvaro Tauscher 1296 E. Alameda Pocatello, ID, 83201
Kent Lynn Barnes 32271 Camino Vinez Temecula, CA 92592
William C. Murray 3875 #30 Vito Camporio S 65702, CA 92057
BRIAN DICESNIS 24050 messandro blud mansue valley ca 92557
Kevin Baker 11812 Paseo Lucida #2011 San Diego, CA 92128

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

IT'S A MUST! BIANCA N WAYNE PARDUE 13255 DUNROBIN AVE
♥ THE MUSIC!!! DONNEY, CA 90242 562 803-6360

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

Maria Wiedt 2527 Lynda Ln Fallbrook 92028

HUGO WIED 2272 CREST HILL LN. FALLBROOK 92028

CHRISTEL WIED " " " " " "

DAN BATTO 32605 FAVARA DR. TEMECULA 92592

Ama Batto " " " " " "

J. L. CUSIMANO 144 AMIGOS WY FALLBROOK 92028

Jeanne Cusimano " " " " " " 92591

Alma & Harvey Lyon 31510 Champions Cir Temecula

MARIA GOMEZ, 3270 WINDFIELD AVE. LA VERNE, CA 91750

Ana JANET DE YORK 3270 WINDFIELD AVE LA VERNE CA 91750 -

MARLEN NASTR 6 Port Street Ca 92677

ANTONIO ZARAZUA 8 MONTEPELIER ST CA, 92677

Jeanne Kline 7206 Linde Terrace Ca 92008

Ramsay Naja 13075 Newport Blvd Ca 92545

Zee NJA 4121 Captian Hill, SOC. 92676

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

Hanni Wren 22475 Regent Ave Longita Pines CA 90717

Mike Adams 1455 Indian Hill PLYMOUTH CA 91767

ERMA ALANIS 3393 PENNY DR., RIVERSIDE, 92503 IT'S NOT THE SAME!

BRING IT BACK OUTSIDE

George Coipo 42641 DeerWax Ct. Temecula, CA 92592

Luis Sosa 2350 N Farrell Dr Palm Springs Ca 92262

Monica Sosa 2350 N Farrell Dr. Palm Springs CA 92262

William Coipo 332 Sunset Falls Dr. E. Palm Springs Ca 92261

Lebra Belus 4149D Via Del Toronjo Temecula CA 92592

Brad Belus " " " " " "

Jamie Bower 33317 Via Chapparo Temecula CA 92592

Colleen Bower 33317 Via Chapparo Temecula CA 92592

Janet Bower 34880 Rombo Rd Hemet, CA 92544

Ann, A. W. 40302 Kohinas Way Temecula CA 92592

♥ THE MUSIC! 40293 Baller Lane Temecula

HECTOR M. RIVERA 33320 NICHOLAS CYN 92592

THIS IS PART OF MY LIFE KEEP IT Elena Pantora 41770 Margarita Rd Temecula CA 92592

THIS IS WHAT KEANS IT MUSIC... rhovachelle@gmail.com 92591

MUSIC 4 great - We love it... LLD02@yahoo.com

WHOH! waha@xofproduce.com

Musi adds on wish. Becca Miller 600 S Olive Ave. La Habra, CA 90631

Amanda Cherry 13901 Tustin East Dr. Apt 127 Justin, Ca

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

- Michele Cornelius 11812 Pecos Lucido #2011 San Diego 92128
Howard Korwar 38290 High Pointe Lane Murrieta CA 92573
DALE ALDRIDGE 31943 LEIGH LN TEMECULA CA 92591
DANIEL CASARINI 29060 CALLE DEL BUERTO MURRIETA 92563
JAYNE ALDRIDGE 31943 LEIGH LN. TEMECULA, CA 92591
NANCY CASARINI 29060 CALLE DEL BUERTO MURRIETA, 92563
FRANCO MASSIA 39201 ANDROS TEMECULA CA. 92592
Kanelle Wall 41766 Niblick Rd Temecula CA 92591
Bob Wall 41766 Niblick Rd Temecula, CA 92591
CRISTINA BOULLON 26370 Palm Tree Lane Murrieta CA. 92562
Gloria Bouillon 46676 Corte Albana Murrieta, CA. 92562
Teresa Mazurek 41929 Vardon Dr. Temecula CA 92591
Teri Randall 37900 Road, Tem. CA 92592
MIKE SHIRLEY 37900 RIO RD TEM
Ray Amsler 33240 Sunk Way LE CA 92530
JENNIFER FLOOD 3109 WARDEN GLEN ESCONDIDO CA 92027
Stephanie Sawyer 29738 NANDINA DR ESCONDIDO CA 92026
RICH PATTERSON 2350 FALLBROOK LANE ESCONDIDO CA 92027
ARIZ ABBASI 3109 WARDEN GLEN ESCONDIDO CA 92027
Michael Colby 25077 Ridgeway Rd Sun City CA 92586
Kenneth Hammond 3725 Mountain Ave San Diego CA 92404

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

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

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

BACKGROUND:

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

FURTHER PLANNING CONSIDERATIONS:

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

SUMMARY OF FINDINGS:

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

W

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

RECOMMENDATIONS:

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

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

CONCLUSIONS:

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

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

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

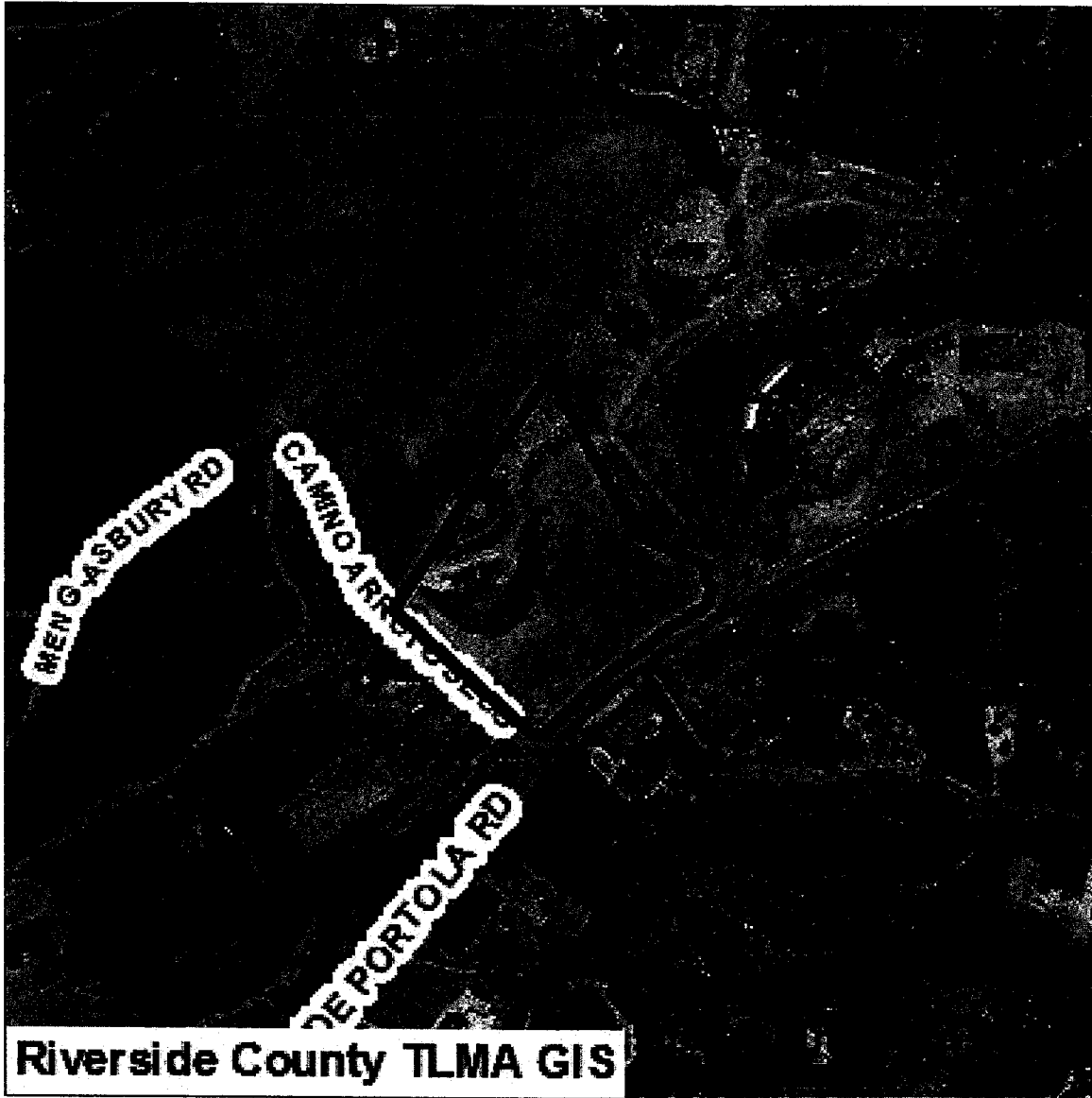
These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

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

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
941-100-002

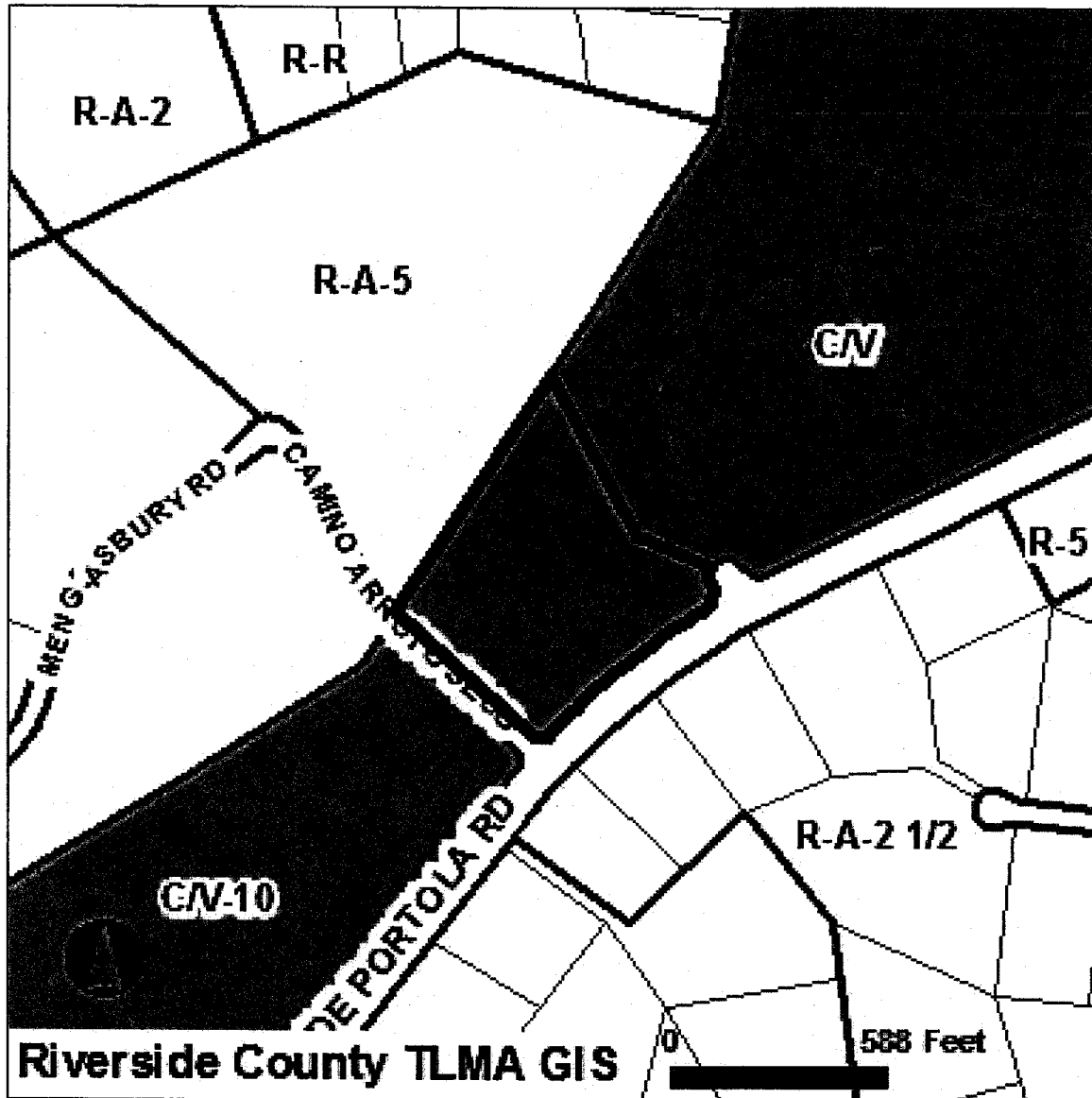
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Selected parcel(s):
941-100-002

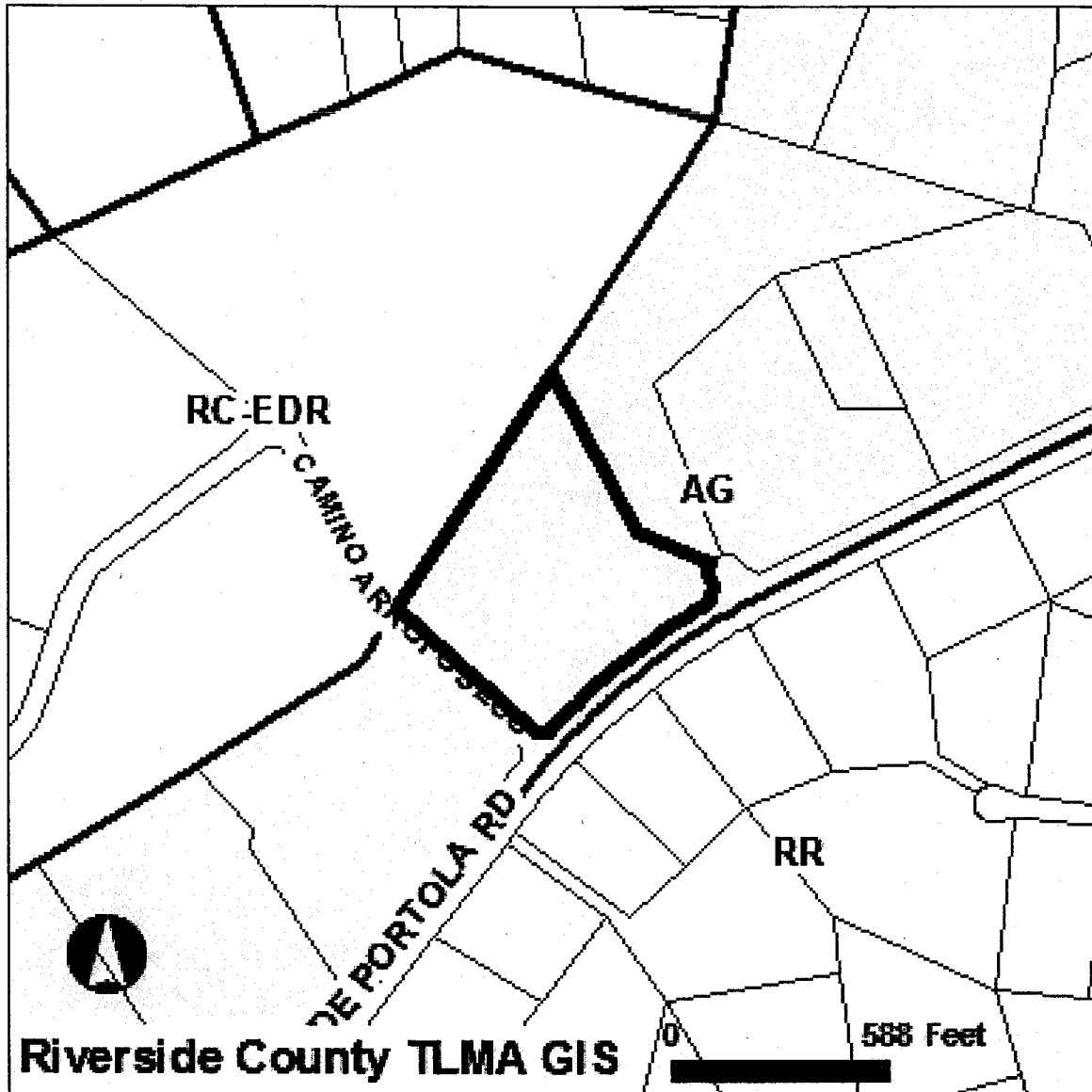
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Selected parcel(s):
941-100-002

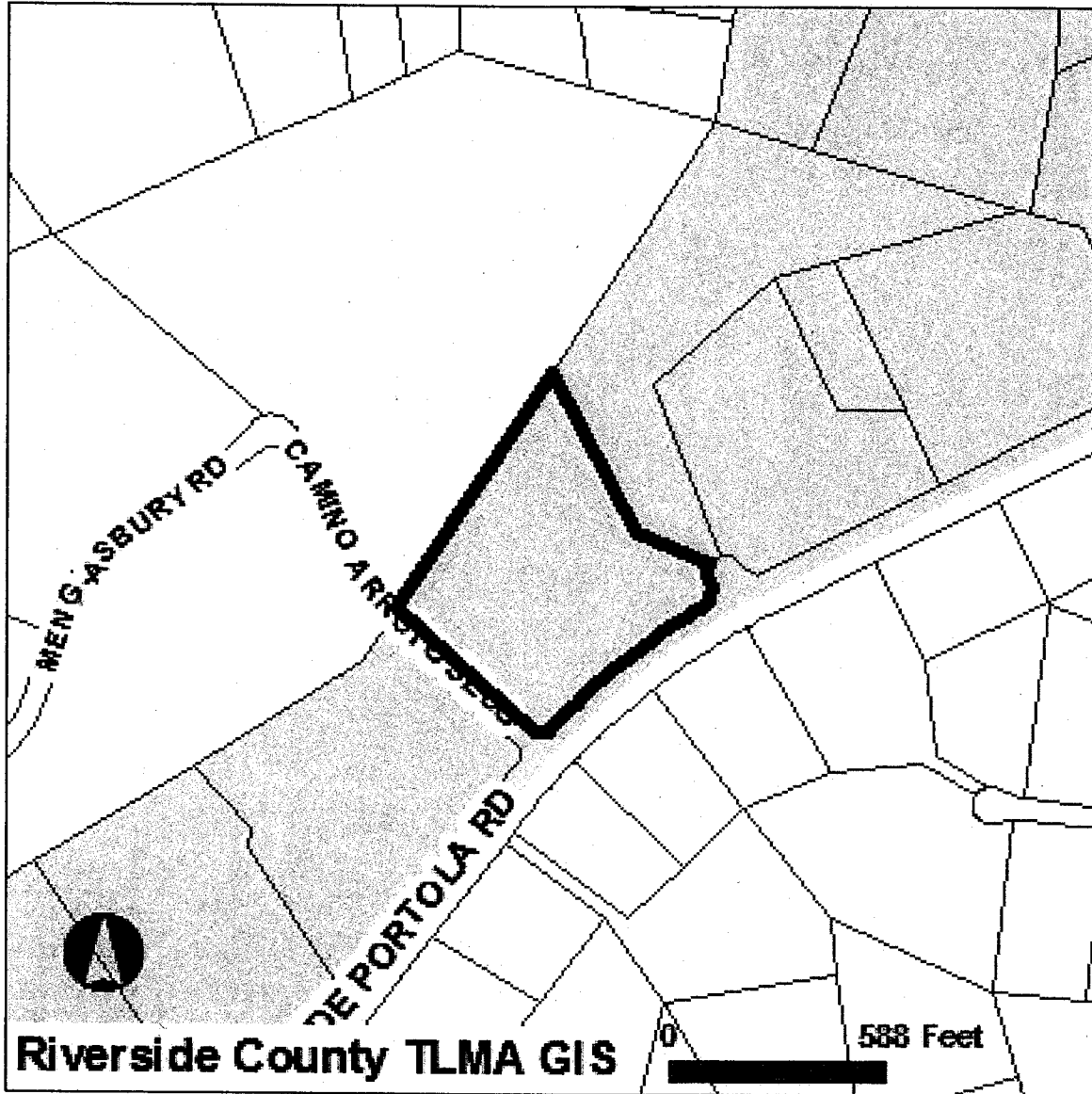
IMPORTANT

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

REPORT PRINTED ON...Wed May 19 13:19:06 2010

Version 100412

Citrus Vineyard Rural Policy Area



Selected parcel(s):
941-100-002

IMPORTANT

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REPORT PRINTED ON...Mon Jun 14 11:08:07 2010

Version 100412

Citrus Vineyard Rural Policy Area

REVISIONS	BY	DATE
1	RV	11-15-10
2	RV	11-15-10
3	RV	11-15-10
4	RV	11-15-10

THIS PLAN IS THE PROPERTY OF R.V. DESIGNS AND SHALL BE KEPT IN THE OFFICE OF R.V. DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND PARCEL IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF R.V. DESIGNS.



MASIA DE YABAR
 3788 Camino Arroyo Seco
 Temecula, CA 92592
 951-316-4714

SITE PLAN NO. 23896

DATE	11-15-10
SCALE	AS NOTED
DRAWN	REV
CHECKED	OP-SC

A-1

PROJECT DATA:

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP NO. 27151, IN THE COUNTY OF RIVERSIDE,
 1 AND 2 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,
 CALIFORNIA.

ASSESSORS PARCEL NO. 941-100-002-9
 TOWNSHIP RANGE: T58N R14E S20
 SPECIFIC PLAN: NOT WITHIN A SPECIFIC PLAN
 GENERAL PLANNED LAND USE: AGRICULTURAL

LOT SIZE: 408,464.4 SQ. FT. (9.3 ACRES NET / 4.4 GROSS)
 EXISTING USE: RESIDENCE
 PROPOSED USE: UNFARMED WINERY
 CONSTRUCTION TYPE: UNBURNED W/DRY
 COCHANNACY GROUP: 8
 TOTAL BUILDING AREA: 6,883.50 FT.
 BUSINESS AREA: 4,098.50 FT.
 RETAIL AREA: 2,785.00 FT.
 PROCESSING: 1,474.50 FT.
 BUSINESS (1000) = 103 SPACES
 RETAIL (1100) = 14 SPACES
 PROCESSING (1000) = 2.8 SPACES
 TOTAL SPACES: 128 SPACES

PARKING SPACES PROVIDED:
 STANDARD SPACES: 86 SPACES
 THROUGH SPACES: 3 SPACES
 PLUS 3 LONG SPACES AND 1 BUS SPACE
 TOTAL SPACES PROVIDED = 72 SPACES

SCHOOL JURISDICTION: PINECANY VALLEY UNIFIED
 WATER DISTRICT: 8 AND 7
 FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL
 FEMA FLOOD PLAN: NOT IN A FLOOD ZONE
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: L.P.G. TANK
 TELEPHONE: VERIZON

SEWER: SEPTIC TANK W/ LEACH FIELD

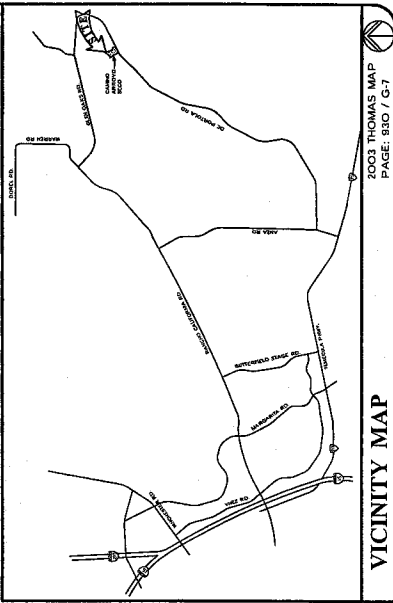
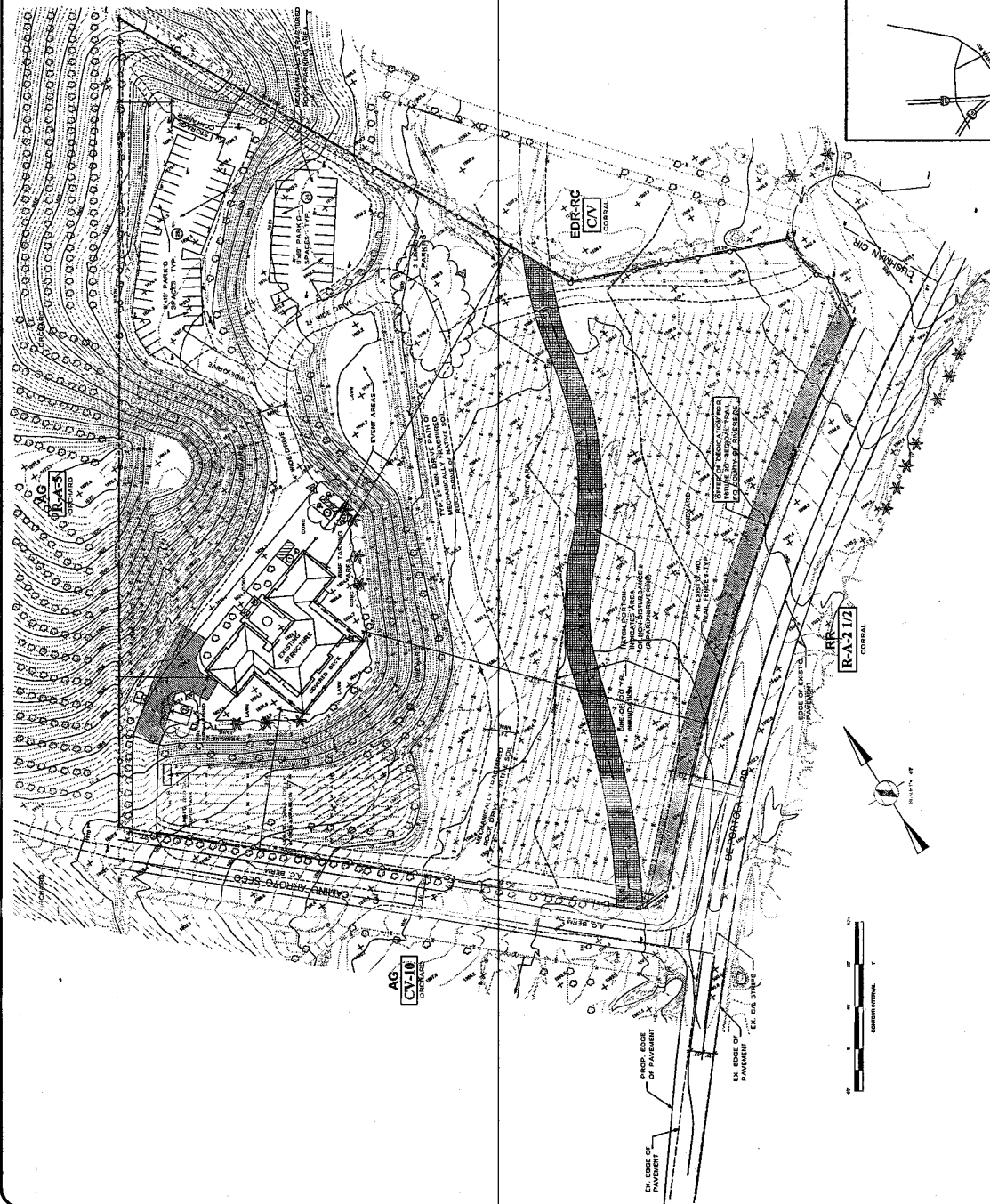
★ INDICATES OUTDOOR MUSIC LOCATIONS

OWNER:
 SILVIA FLORES YBAR & WILLIAM YBAR
 3788 CAMINO ARROYO SECO
 TEMECULA, CA 92592
 951-316-4714

APPLICANT:
 RON VERIGLIO CONSULTANTS
 3788 CAMINO ARROYO SECO
 TEMECULA, CA 92592
 951-316-4714

NOTE:

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

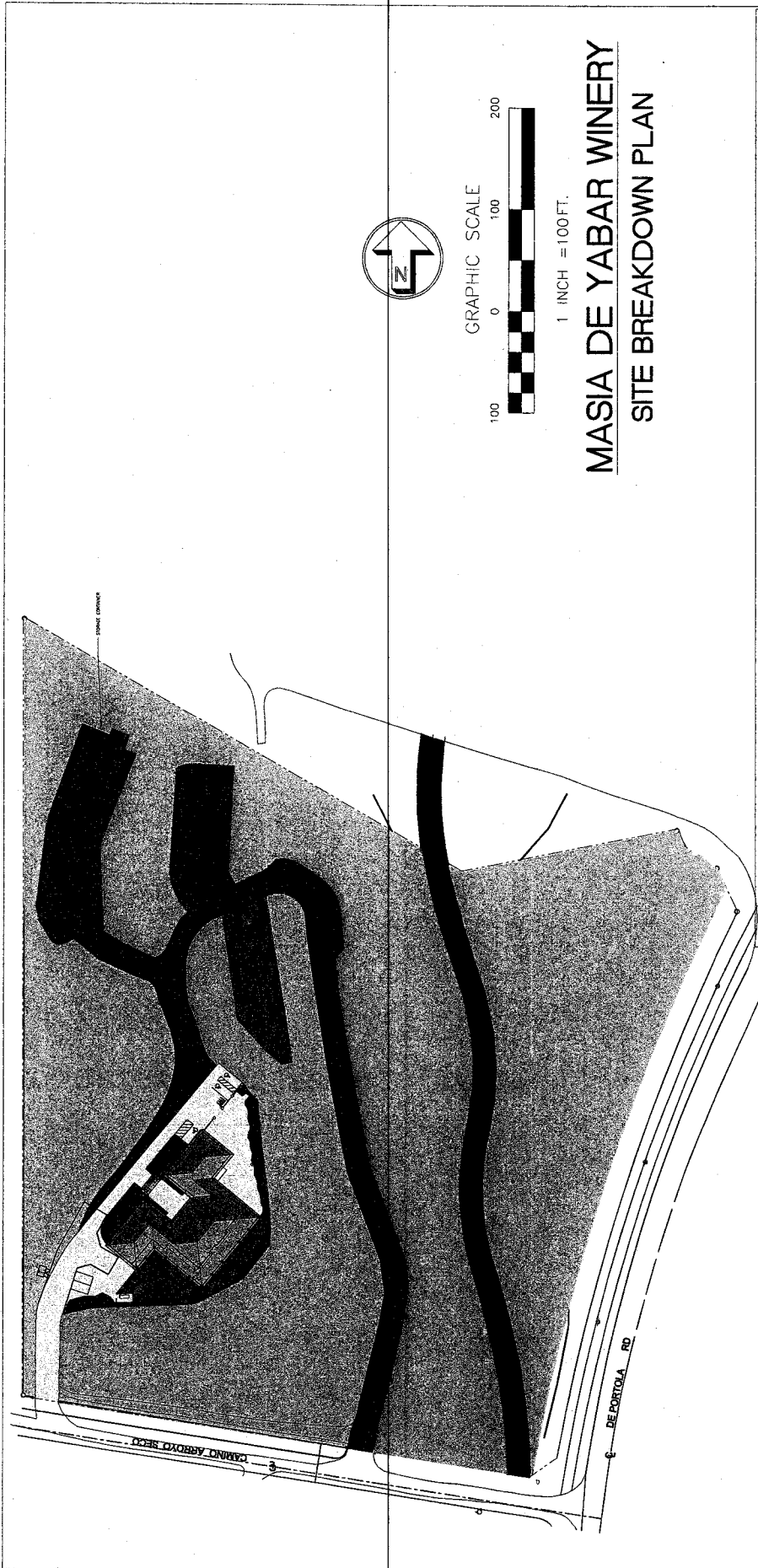


VICINITY MAP

3000 THOMAS MAP
 PAGE: 810 / 817

SITE PLAN

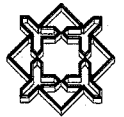
SCALE: 1" = 40'



MASIA DE YABAR WINERY SITE BREAKDOWN PLAN

PERCENTAGE BREAKDOWN				
SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	450,846 S.F.	10.35 ACS.	
	SITE NET	401,187 S.F.	9.21 ACS.	100%
	NON DISTURBANCE	13,504 S.F.	.31 ACS.	--
	ADJUSTED NET	387,684 S.F.	8.9 ACS.	--
	BUILDINGS	9,584 S.F.	.2 ACS.	2%
	PARKING & DRIVEWAYS	72,541 S.F.	1.6 ACS.	18%
	EXISTING LAWN	10,212 S.F.	.24 ACS.	3%
	PLANTING	7,443 S.F.	.17 ACS.	2%
	VINEYARDS	291,610 S.F.	6.69 ACS.	75%

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 41835 Emeryville Circle, North, Suite C
 Fremont, CA 94590 (925) 758-8802 FAX 758-8803



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

A. Project Description:

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

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

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

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

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

C. Total Project Area: 10.4 Gross Acres

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

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

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

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

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

G. **Adjacent and Surrounding:**

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

H. Adopted Specific Plan Information

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

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

J. Proposed Zoning, if any: N/A

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

ENVIRONMENTAL IMPACT REPORT is required.

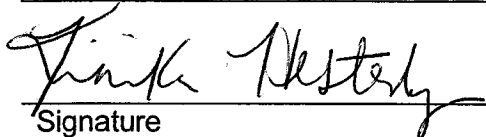
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

May 17, 2010
Date

Kinika Hesterly, Project Planner
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The project site is located at the northeasterly corner of De Portola Road and southeasterly of Camino Arroyo Seco.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

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

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

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

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

Source: GIS database, County Biologist

Findings of Fact:

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

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

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

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

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

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

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

Source: Project Application Materials, County Archaeologist

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

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

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

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

Monitoring: No monitoring measures are required.

9. Paleontological Resources

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

Source: Riverside County GIS, County Geologist

Findings of Fact:

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

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

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

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County GIS, County Geologist

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County GIS, County Geologist

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Be subject to strong seismic ground shaking?

Source: Riverside County GIS, County Geologist

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: County Geologist

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

Mitigation: No mitigation measures are required.

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

14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County GIS and County Geologist

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: County Geologist

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Building and Safety Grading review, application materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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