

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

810 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 23, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE 5/31/11 AG
Alex Gann
Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7720 / PLOT PLAN NO. 24279 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Q. Chapin – Engineer/Representative: Pacific Coast Land Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Summitville Street and easterly of Warren Road – 10.19 Gross Acres - Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) - **REQUEST:** The change of zone proposes to change the site's zoning classification from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a residence. The project will utilize three (3) existing buildings on-site. The project proposes 13 parking spaces.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42223**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7720**, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc/dm *D.M.*

(continued on attached page)

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: June 28, 2011
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref. | District: Third | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7720 / PLOT PLAN NO. 24279

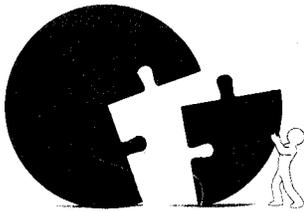
Page 2 of 2

APPROVAL of **PLOT PLAN NO. 24279**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND

At the February 16, 2011 Planning Commission hearing, Planning staff recommended adding, and the Commission approved, 2 additional conditions of approval (COAs). COA 10. Planning. 21 restricts exterior noise levels to 45 decibels at all times and COA 10. Planning. 40 will prevent outdoor amplifying equipment at the site.

Subsequent to the Planning Commission hearing, a revised permit for the neighboring Doffo Winery was approved at Director's Hearing on May 9, 2011. This approval allowed the hours of operation to be 10 a.m. to 6 p.m. daily. Staff is recommending a revision to Condition of Approval "Project Description" 10. Every. 1 and "Hours of Operation" 10. Planning. 8, to extend the hours of operation to 6 p.m. from 5 p.m. to be consistent with hours of operation for Doffo winery which is located across the street. Also, staff proposes to delete the reference to the limitation of wine gatherings in Conditions of Approval "Project Description" 10. Every. 1 and "No Special Events" 10. Planning. 38. Wine club gatherings/meeting are not considered special events, therefore are allowed.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

810 B

DATE: May 23, 2011

06.28.2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

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

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

OK

Need Director's signature by 6/2/11
Please schedule on the June 28, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5578)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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"

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.6: PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Q. Chapin – Engineer/Representative: Pacific Coast Land Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Summitville Street and easterly of Warren Road – 10.19 Gross Acres - Zoning: Residential Agriculture – 2- ½ Acre Minimum (R-A-2- ½) (Quasi-judicial)

PROJECT DESCRIPTION

- II. The change of zone proposes to change the site's zoning classification from Residential Agriculture – 2-1/2 Acre Minimum (R-A-2-1/2) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a caretaker's residence. The project will utilize 3 existing buildings on-site. The project proposes 13 parking spaces. - APNs: 915-690-001 and 915-690-002.

III.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

The following person(s) spoke in favor of the subject proposal:

Steven Chapin Applicant 2381 Marca Place Carlsbad 92009 760-473-7704

Marcelo Doffo Neighbor 36083 Summitville Temecula 92592 714-715-6610

There were no speakers in neutral of the subject proposal.

There were no speakers in opposition of the subject proposal.

CONTROVERSIAL ISSUES

NONE

VI. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42223**, 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,

APPROVED CHANGE OF ZONE NO. 7720, in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, and,

APPROVED PLOT PLAN NO. 24279, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VII. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.: 3.6
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: February 16, 2011

PLOT PLAN NO. 24279
CHANGE OF ZONE NO. 7720
E.A. Number: 42223
Applicant: Steve Q. Chapin
Engineer/Representative: Pacific Coast Land Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM STAFF REPORT

Condition of Approval 10.Planning.21 was revised at Planning Commission on February 16, 2011 to restrict exterior noise levels to 45 decibels at all times.

Condition of Approval 10.Planning.40 was added at Planning Commission on February 16, 2011 to prevent outdoor amplifying equipment at the site.

Informational

An e-mail was received dated February 15, 2011 from Terilee Hammett, expressing concern with noise mitigation for the project. The email is attached.

Hesterly, Kinika

From: Terilee [casacolibri@verizon.net]
Sent: Tuesday, February 15, 2011 7:28 AM
To: Hesterly, Kinika; Griffin, Chantell; Syms Luna, Carolyn
Cc: Terilee
Subject: PC Agenda item 3.6, PP 24279, 2/16/11

I am writing with concerns regarding the lack of noise mitigation outlined for this project as follows:

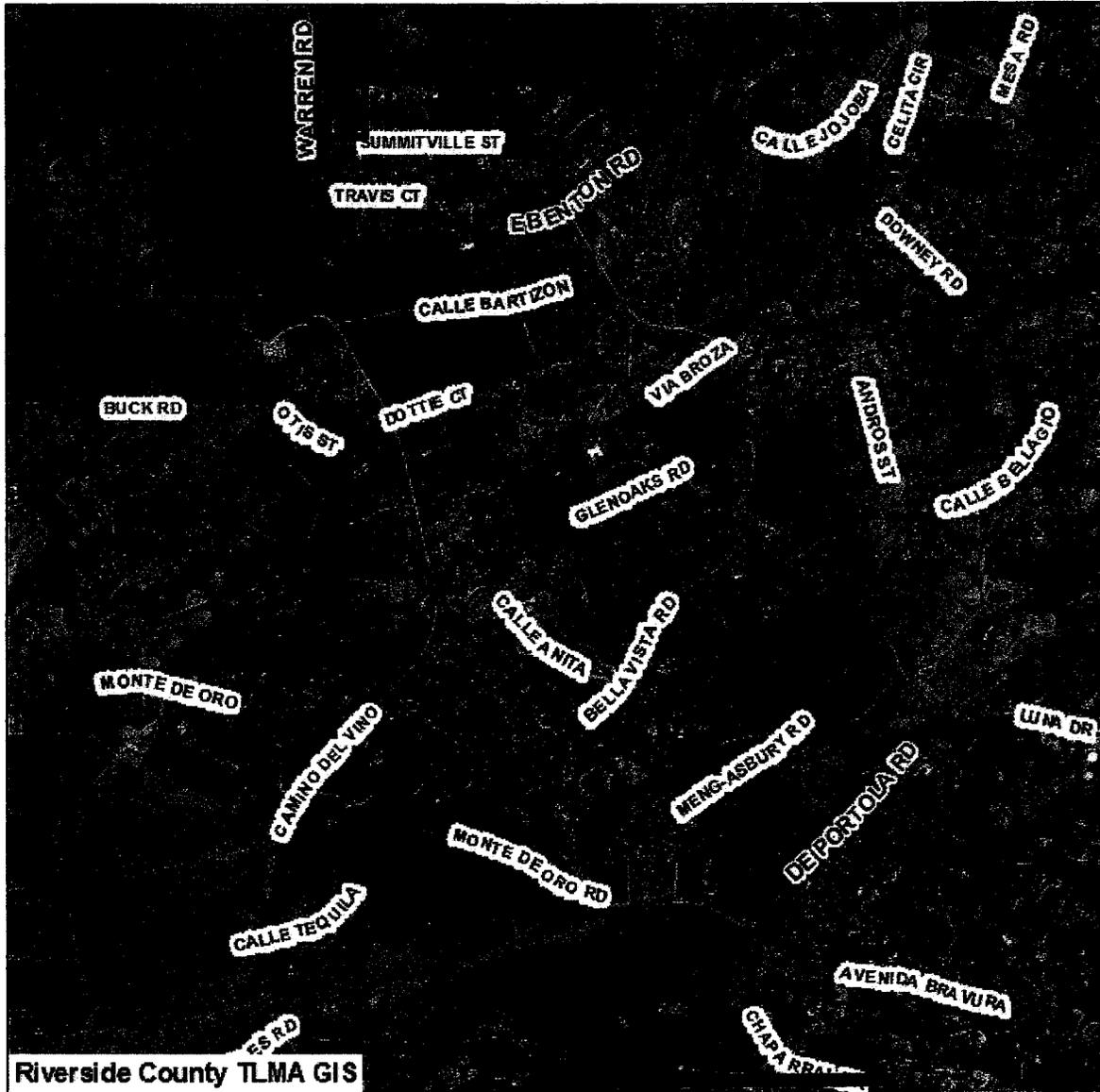
1. EA 42223, Item 34, Finding of Fact: This item states noise monitoring will be required "if a significant amount of complaints have been received." This is not mitigation; this is a response or reaction to the problem after it has occurred. It does nothing to prevent the problem. Mitigation is defined as a means to avoid, minimize or reduce an impact. Responding to a noise issue after the fact is not avoiding, minimizing or reducing the problem. Specific mitigation needs to be outlined in this section. The County is giving the public a false assurance that mitigation has been included when it has not.
2. Conditions of Approval, Hours of Operation: Stating that hours are "limited" to 10 to 5 daily is not a limitation, but in fact are the usual, normal hours most wineries operate in this area. A true limitation would be noon to 4, 3 days per week. The stated hours do not serve to "reduce conflict with adjacent residential zones and land uses," again providing the public with a false assurance that there is protection in place when it is not.
3. Conditions of Approval, Exterior Noise Levels: Ordinance 847 states 45 dB is required both day and night, but this section states 55 dB will be allowed during day hours. How was this number derived?

Again, in the statement "In the event noise exceeds this standard...." the problem has been allowed to occur and the County will then respond, not prevent the problem from occurring. This is not acceptable and the County needs to address this incorrect "method" found in most conditions of approval.

Thank you for your time and I hope serious consideration is given to the above.

Terilee Hammett
40540 Chaparral Drive
Temecula, CA

RIVERSIDE COUNTY GIS



Selected parcel(s):
 915-690-001 915-690-002 927-220-021

LEGEND

- SELECTED PARCEL
- CITY
- INTERSTATES
- HIGHWAYS
- PARCELS

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...Tue Feb 15 16:46:36 2011
 Version 101221

Agenda Item No.: 3.6
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: February 16, 2011

PLOT PLAN NO. 24279
CHANGE OF ZONE NO. 7720
E.A. Number: 42223
Applicant: Steve Q. Chapin
Engineer/Representative: Pacific Coast Land Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 24279 is a winery consisting of 2,278 square feet used for a tasting room, storage and production room. This use is proposed to occur within three (3) existing buildings on-site. 2,874 square feet in two (2) existing buildings is proposed to be used for a caretaker's residence. Building square footage is as follows: building 1 is 2,857 square feet, building 2 is 2,448 square feet and building 3 is 544 square feet. Portions of the buildings 1 and 2 will be used for the winery and caretaker's residence. Building 3 will only be utilized as a production room for the winery.

Tasting room hours of operation are 10:00 a.m. to 5:00 p.m. daily. Four (4) wine club gatherings are allowed annually. No special events shall be permitted and no limousines or buses will be allowed. The project will have 13 parking spaces.

CHANGE OF ZONE NO. 7720 proposes to change the site's zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Light Agriculture - 10 Acre Minimum (A-1-10).

The project is located in the Rancho California Zoning Area of the Southwest Area Plan, more specifically, northerly of Summitville Street and easterly of Warren Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Open Space-Recreation (OS-R) to the north, Rural Residential (RR) (5 Acre Minimum) to the east, Agriculture (AG) (10 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south and Agriculture (AG) (10 Acre Minimum) to the west
3. Existing Zoning (Ex. #3): Residential Agricultural - 2½ Acre Minimum (R-A-2½)
4. Proposed Zoning (Ex. #3): Light Agriculture-10 Acre Minimum (A-1-10)
5. Surrounding Zoning (Ex. #3): Rural Residential (R-R) to the north, Residential Agricultural (R-A) to the east and south, Light Agriculture-10 Acre Minimum (A-1-10) to the south and Citrus Vineyard (C/V) to the west
6. Existing Land Use (Ex. #1): Single family residence and vineyards
7. Surrounding Land Use (Ex. #1): Metropolitan Water District/Lake Skinner Recreation Area to the north, large lot single family residences to the east, Doffo winery to the south and vacant land to the west
8. Project Data: Total Acreage: 10.19

D.M.

Parking Spaces: 13
Vineyard Planting: 75%

9. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42223**, 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 **CHANGE OF ZONE NO. 7720**, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and,

APPROVAL of **PLOT PLAN NO. 24279**, 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – 10 Acre Minimum (A-1-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. A winery and appurtenant and incidental uses with established on-site vineyard, are allowed in the Light Agriculture – 10 Acre Minimum (A-1-10) zone with a plot plan.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment with mitigation incorporated.
7. The proposed project will not preclude reserve design for the Western Riverside 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Southwest Area Plan.

2. The proposed use, a winery with a tasting room, is an agricultural use consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation.
3. Agriculture is permitted in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation.
4. The zoning for the subject site is Residential Agricultural - 2½ Acre Minimum (R-A-2½) but proposed to be changed to Light Agriculture – 10 Acre Minimum (A-1-10).
5. The proposed use, a winery and appurtenant and incidental uses with established on-site vineyard, is a permitted use, subject to approval of a plot plan in the Light Agriculture – 10 Acre Minimum (A-1-10) zone.
6. A tasting room has been determined to be an appurtenant and incidental use to a winery.
7. The proposed use, a winery with a tasting room, is consistent with the development standards set forth in the Light Agriculture – 10 Acre Minimum (A-1-10) zone.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, Residential Agricultural (R-A) to the east and south, Light Agriculture-10 Acre Minimum (A-1-10) to the south and Citrus Vineyard (C/V) to the west.
9. Winery uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan.
11. Environmental Assessment No. 42223 identified the following potentially significant impacts:
 - a) Biological Resources
 - b) Cultural Resources
 - c) Noise
 - d) Recreation

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 flood zone.
 - c. A fault zone.
 - d. An area with potential for liquefaction.
 - e. A subsidence area.
 - f. An agricultural preserve.
 - g. An airport influence area.

3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. A circulation element road.
 - d. A state responsibility fire area.
 - e. Prime farmland, farmland of statewide and local importance, and unique farmland.
4. The subject site is currently designated as Assessor's Parcel Numbers: 915-690-001 and 915-690-002.
5. This project was filed with the Planning Department on October 19, 2009.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates 12/10/09, 10/14/10 and 12/09/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$18,951.96.

KH:kh

Y:\Planning Case Files-Riverside office\PP24279\Hearing Docs\Staff Report.pp24279.docx

Date Prepared: 12/07/10

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07720 PP24279
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 12/13/10
Vicinity Map



CITRUS VINEYARD RURAL POLICY AREA

Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18

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.lima.co.riverside.ca.us/index.htm>



Assessors Bk. Pg. 915-69
Thomas Bros. Pg. 930 D4
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07720 PP24279

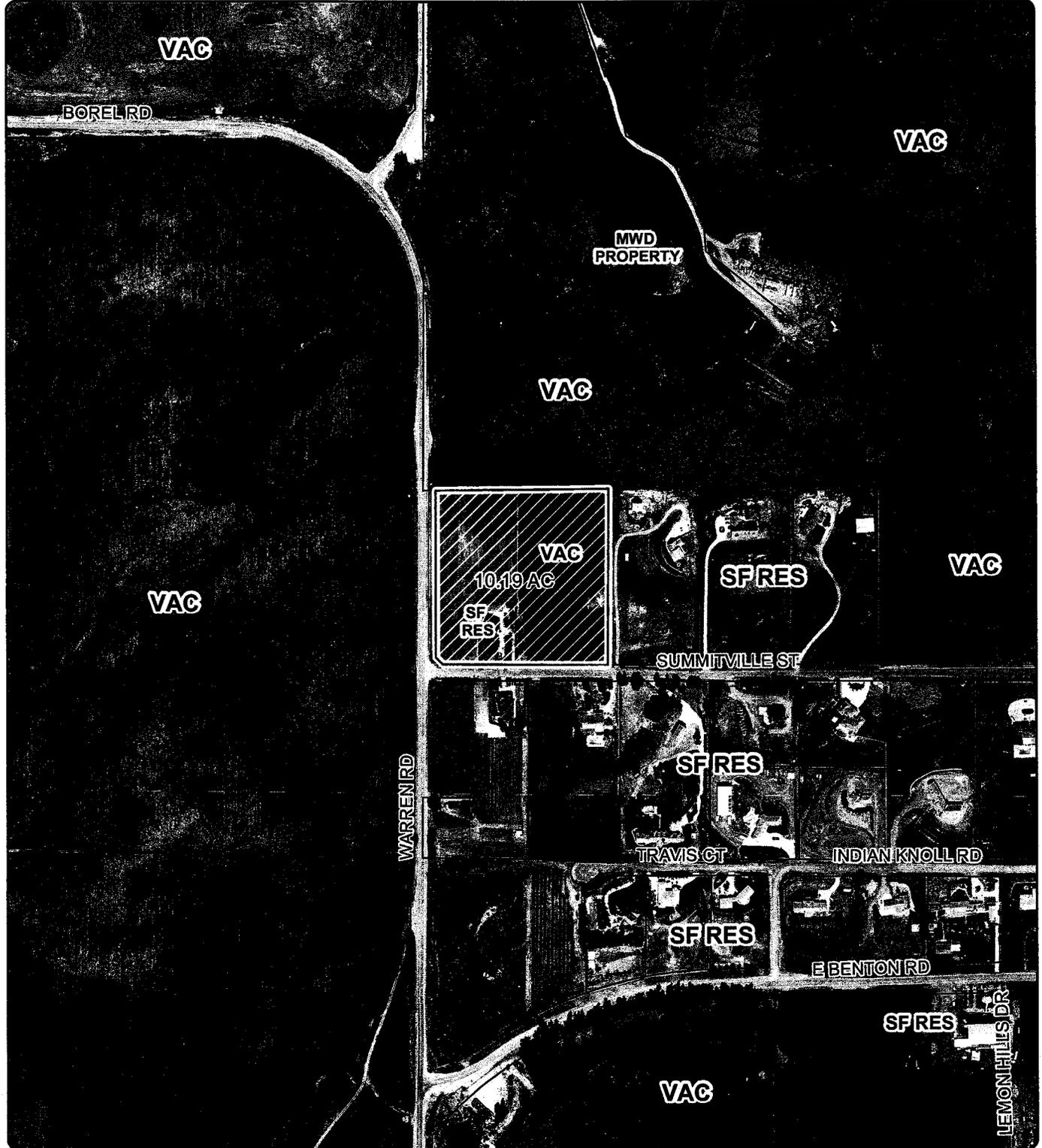
LAND USE

Supervisor Stone

District 3

Date Drawn: 12/13/10

Exhibit 1

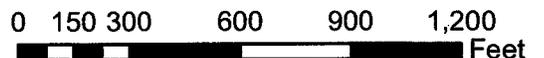


Zoning Area: Rancho California
 Township/Range: T7SR1W
 Section: 18



Assessors Bk. Pg. 915-69
 Thomas Bros. Pg. 930 D4
 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) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

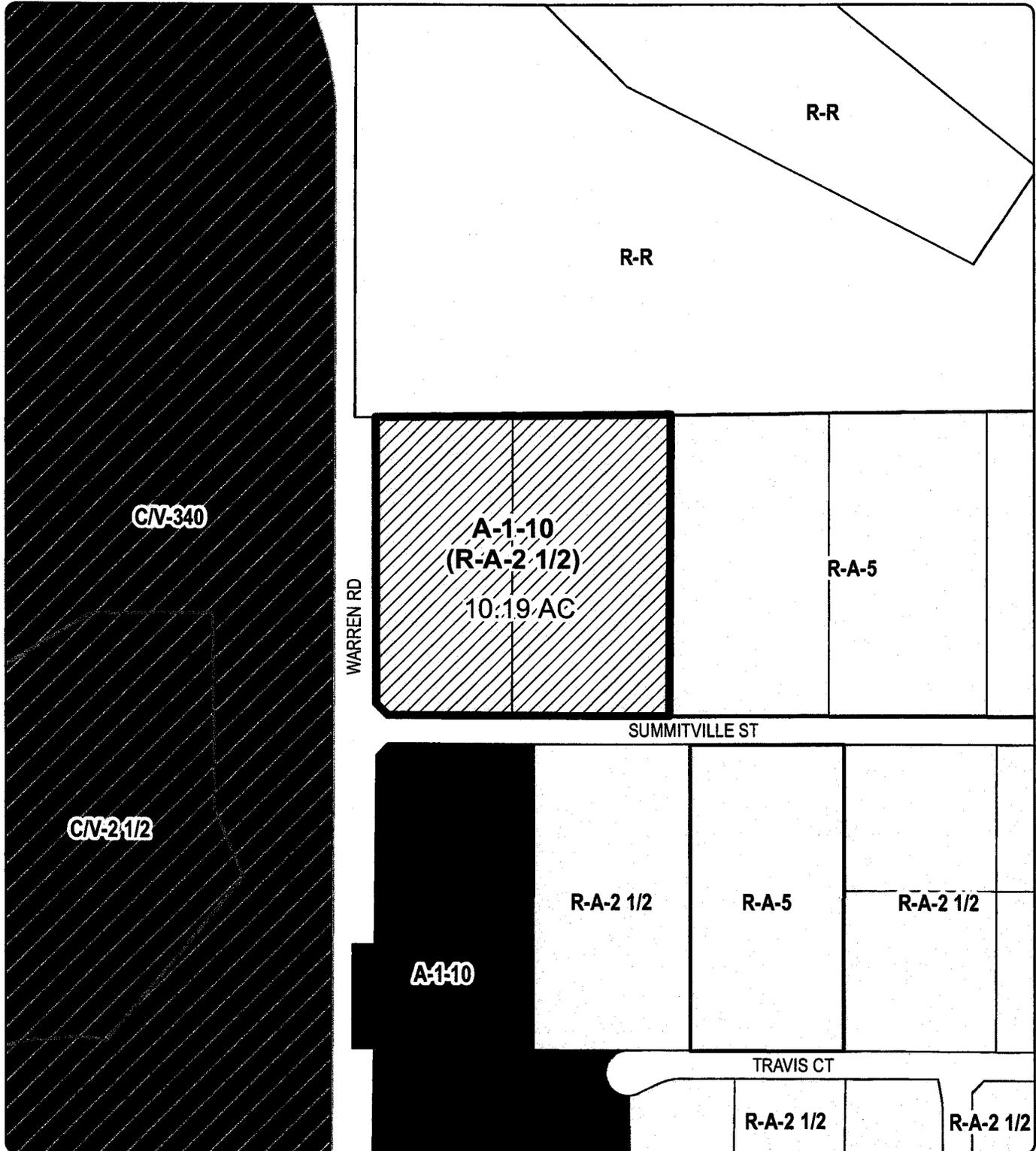
CZ07720 PP24279

PROPOSED ZONING

Date Drawn: 12/13/10

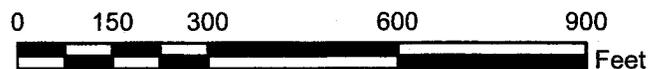
Exhibit 3

Supervisor Stone
District 3



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18

Assessors Bk. Pg. 915-69
Thomas Bros. Pg. 930 D4
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>

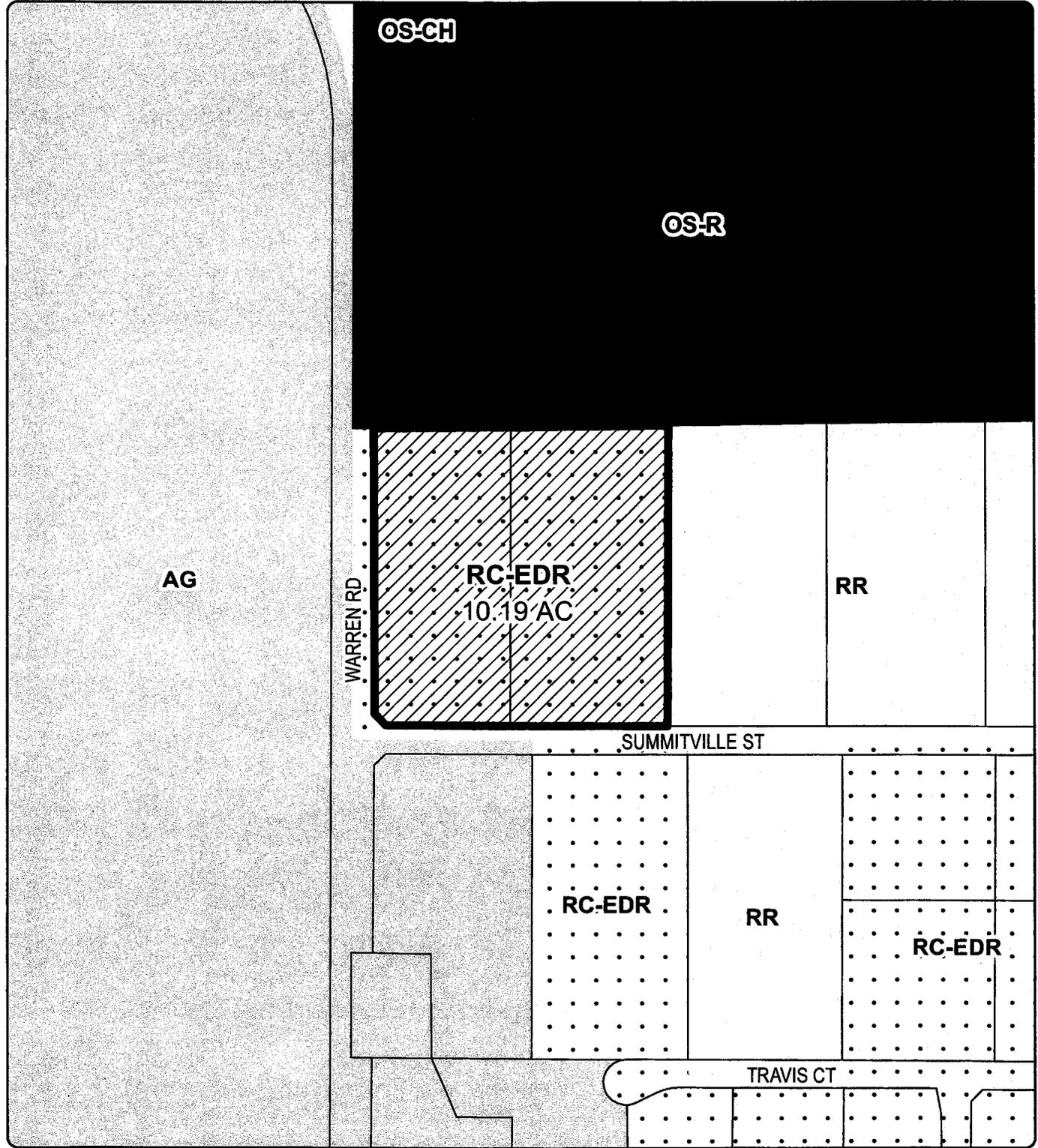
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07720 PP24279

EXISTING GENERAL PLAN

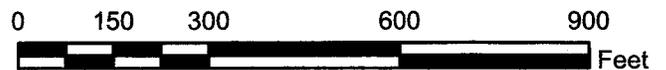
Supervisor Stone
District: 3

Date Drawn: 12/13/10
Exhibit 5



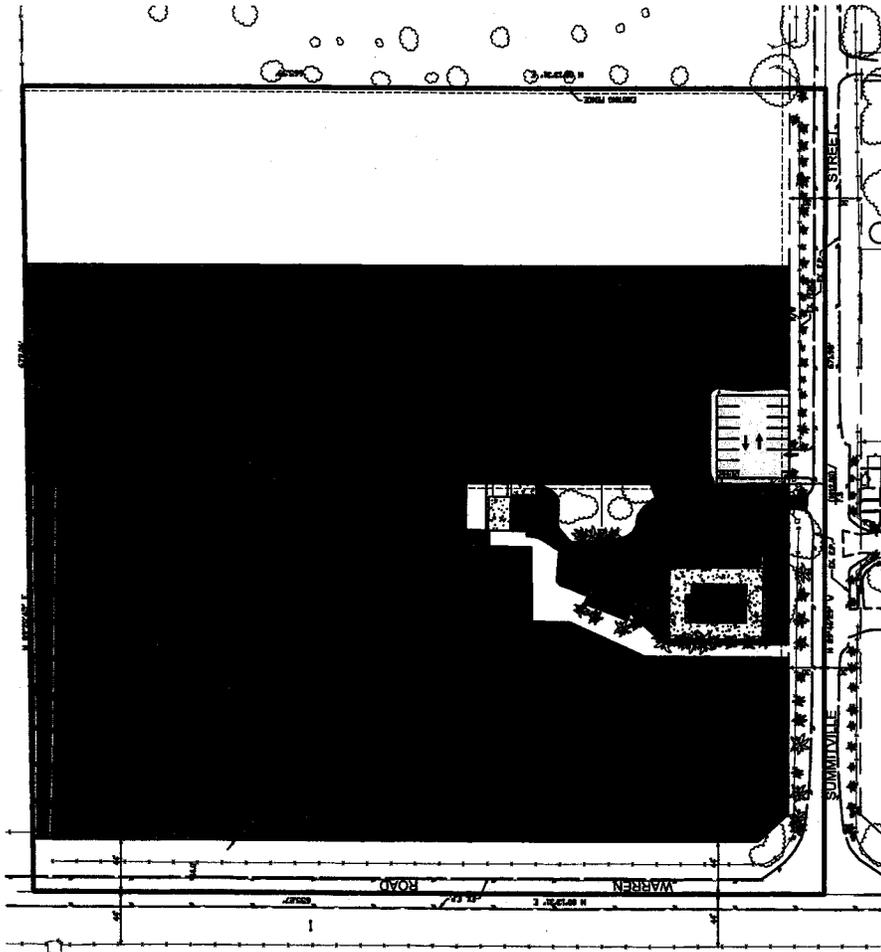
Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18

Assessors Bk. Pg. 915-69
Thomas Bros. Pg. 930 D4
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.htm>

PP-24279 EXHIBIT



LOT INFORMATION	UNIT	LEGEND
GROSS	10.19 AC	—
NET	9.10 AC	—
VINEYARD @ 75%	6.9 AC	■

DISTURBED AREA		LEGEND
EXISTING BUILDING	SQUARE FOOTAGE	—
CARETAKERS QUARTERS	1,224	■
STORAGE FOR CARETAKERS QUARTERS	1,224	■
BARREL ROOM STORAGE	544	■
TASTING ROOM	510	■
RESIDENCE/BATHROOM/ENTRYWAY	2,364	■
LANDSCAPING	7,130	■
DRIVEWAYS	7,384	■
PROPOSED PARKING AREA	4,730	■
TOTAL DISTURBED AREA	25,110	■

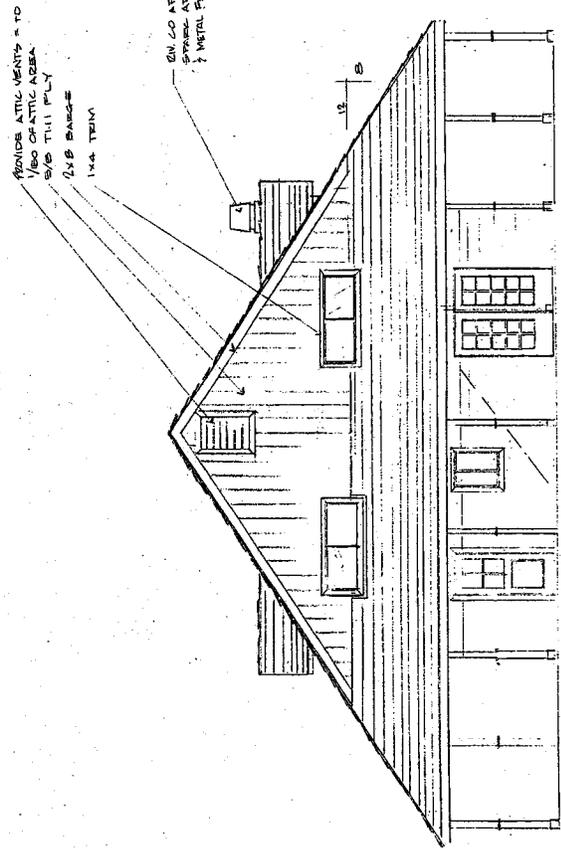


PACIFIC COAST LAND CONSULTANTS, Inc.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 25086 JEFFERSON AVE., SUITE "D"
 MURRIETA, CALIFORNIA 92562
 TEL. (951) 698-1350

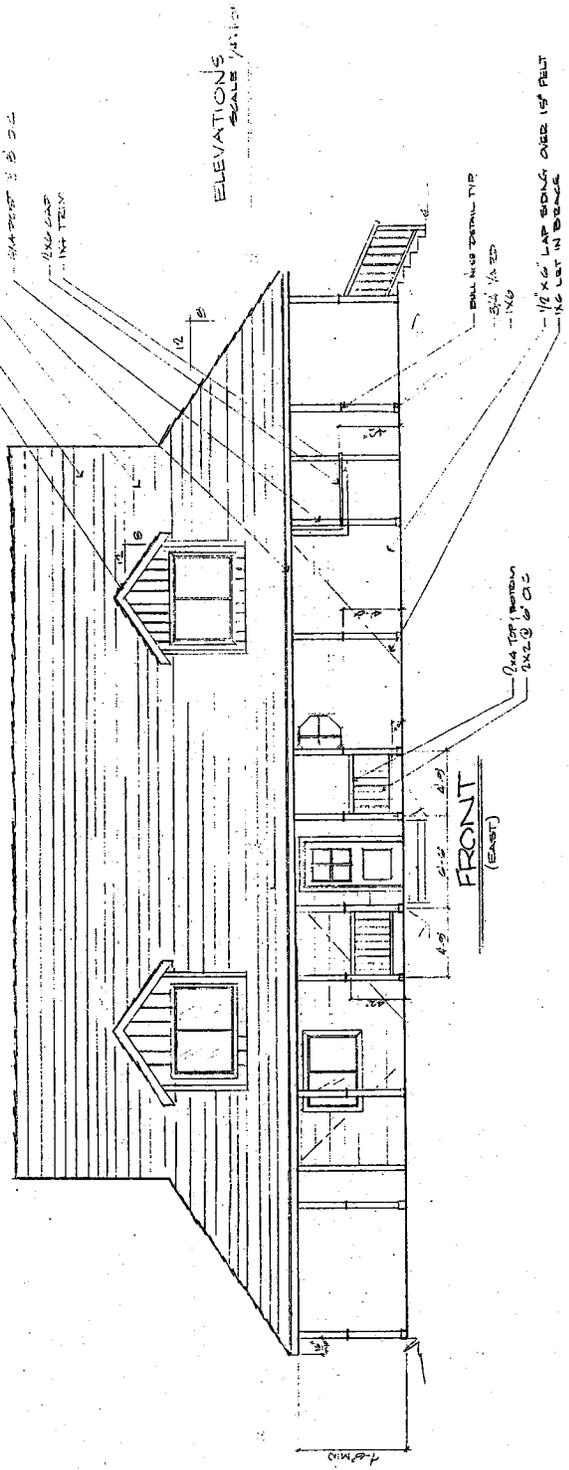
REVISIONS

BUILDING 1
BUILDING ELEVATIONS

REF	NO	DATE
PC		
SCALE:	1/4" = 1'-0"	
JOB NO.		
SHEET	2 OF 6	



RIGHT SIDE (NORTH)



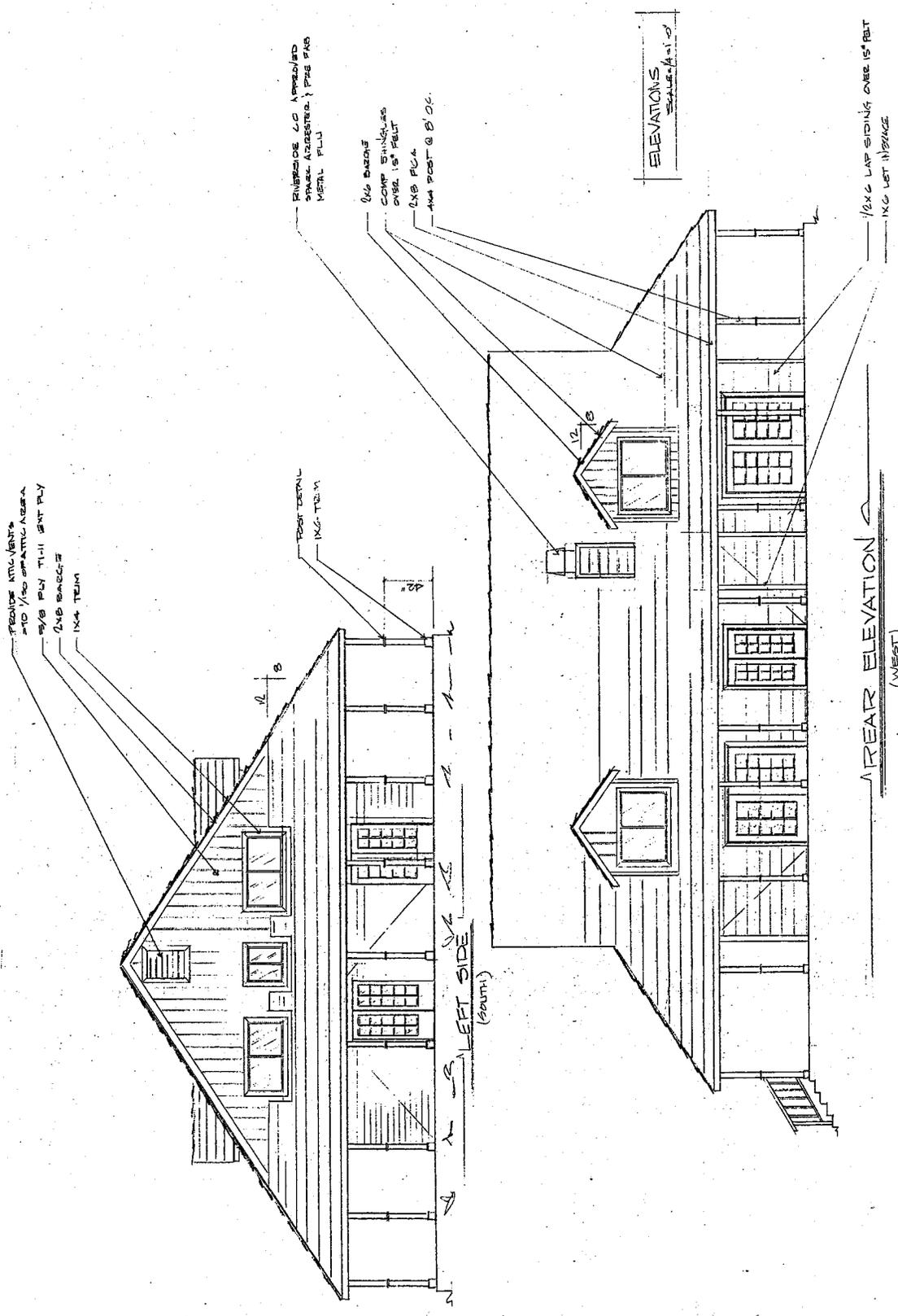
FRONT (EAST)

ELEVATIONS
SCALE 1/4" = 1'-0"

REVISIONS

BUILDING 1
BUILDING ELEVATIONS

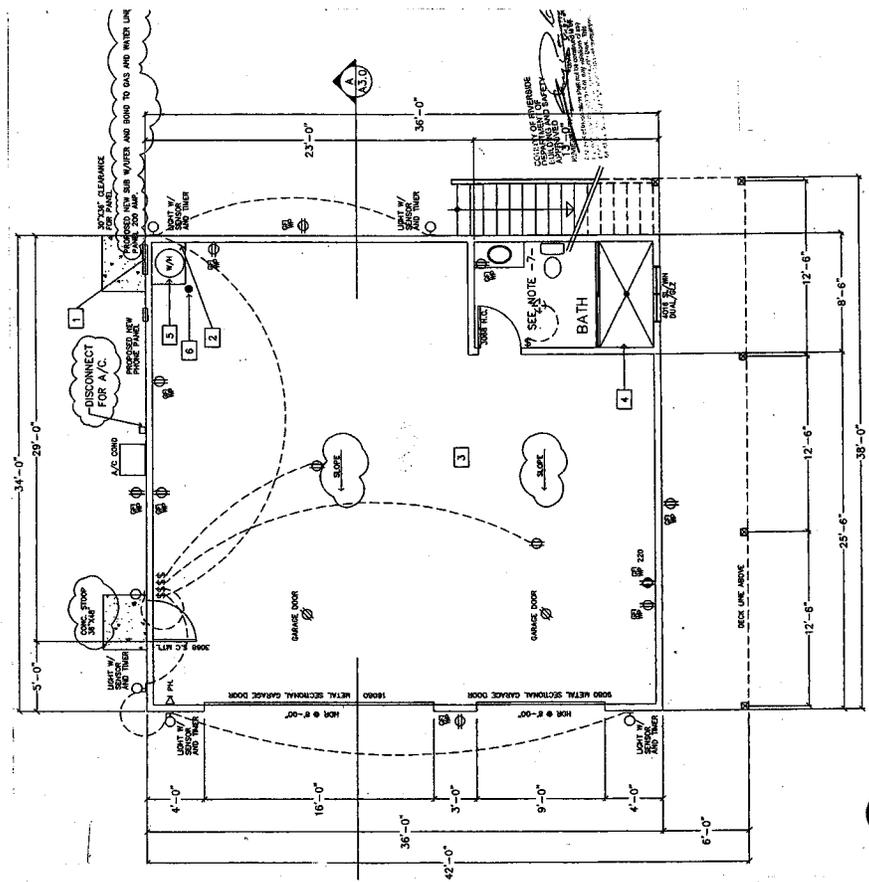
DATE	
CHECKED BY:	
SCALE:	1/4" = 1'-0"
JOB NO.	
SHEET	3 OF 6



BUILDING 2 PRODUCTION ROOM

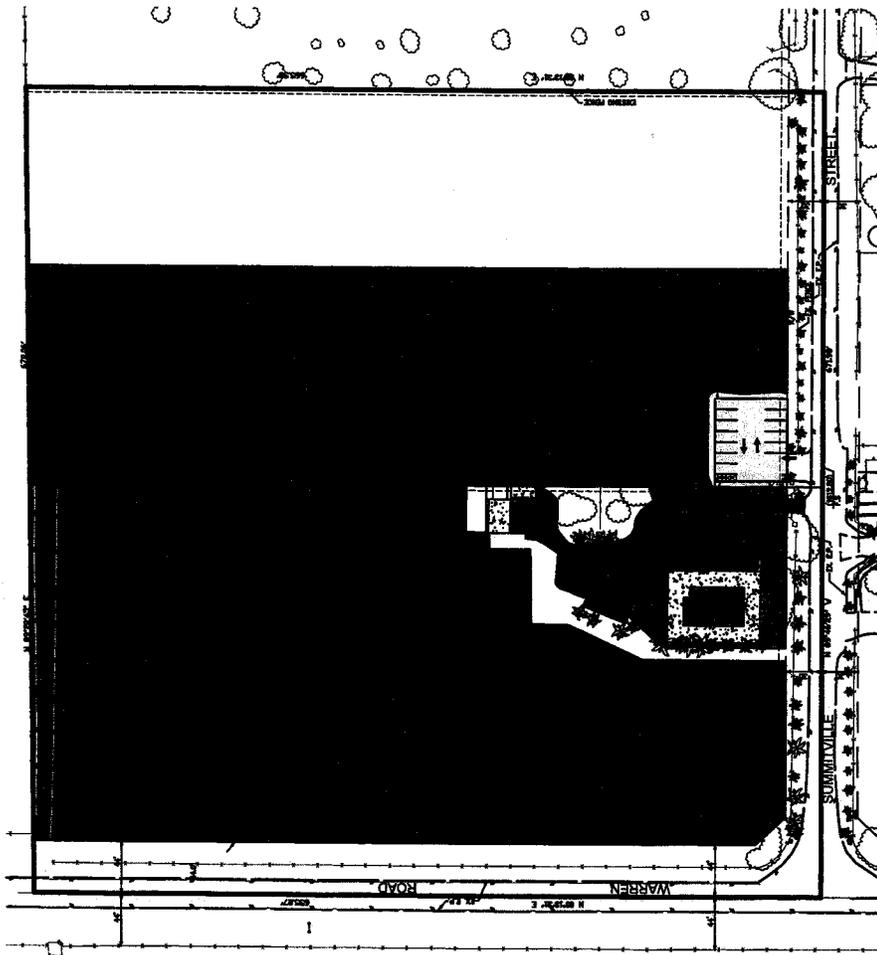
DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/4" = 1'-0"
 JOB NO. / _____
 SHEET _____

REVISIONS	BY



1 FIRST FLOOR PLAN
 1224 SQ.FT.

PP-24279 EXHIBIT



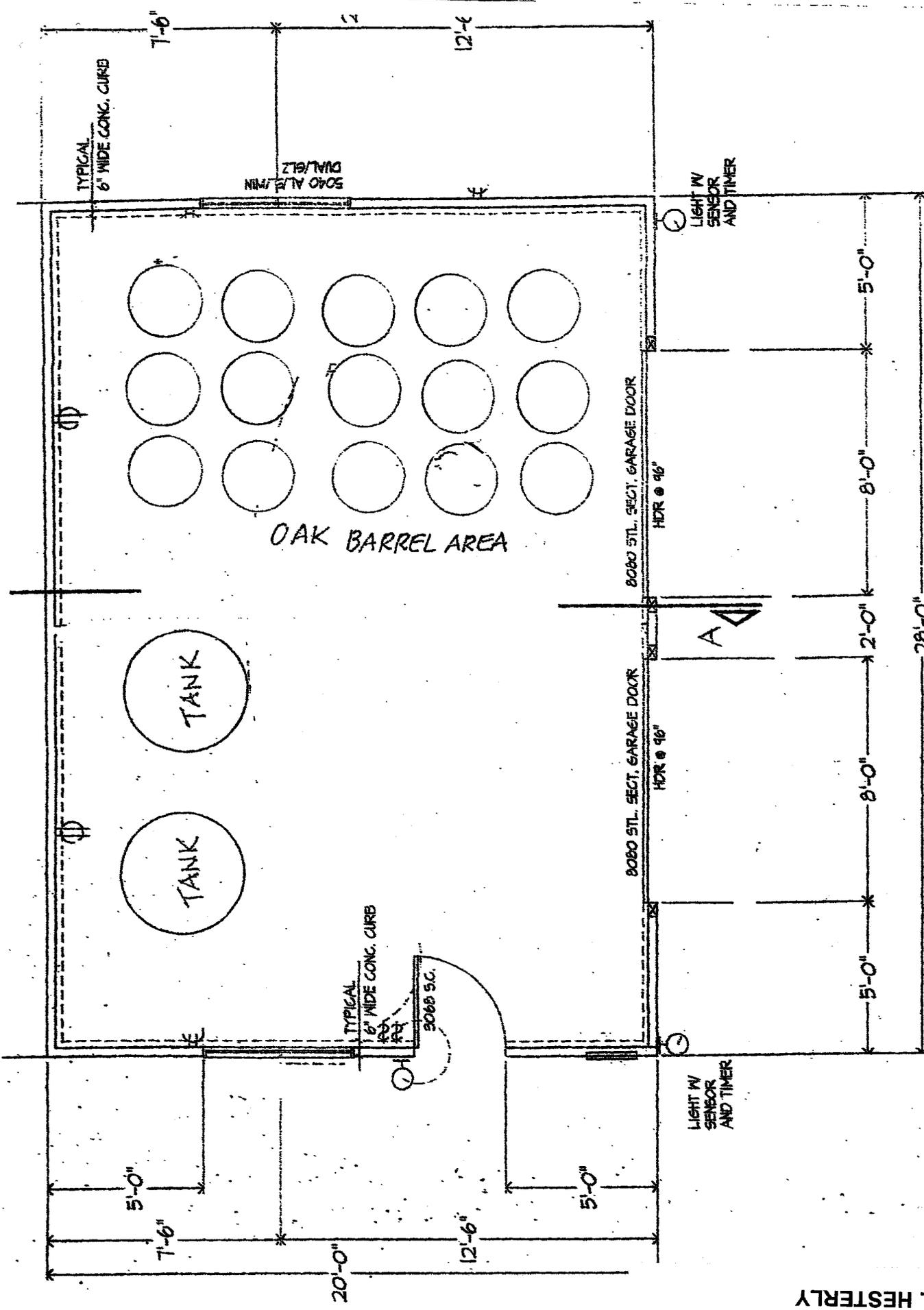
LOT INFORMATION	UNIT	LEGEND
GROSS	10.19 AC	█
NET	9.10 AC	█
VINEYARD @ 75%	6.9 AC	█

DISTURBED AREA		LEGEND
EXISTING BUILDING	SQUARE FOOTAGE	
CARETAKERS QUARTERS	1,224	█
STORAGE FOR CARETAKERS QUARTERS	1,224	█
BARREL ROOM STORAGE	544	█
TASTING ROOM	510	█
RESIDENCE/BATHROOM/ENTRYWAY	2,364	█
LANDSCAPING	7,130	█
DRIVEWAYS	7,384	█
PROPOSED PARKING AREA	4,730	█
TOTAL DISTURBED AREA	25,110	█

EXHIBIT NO. V
 CASE NO. PP24279
 DATE 12.14.10

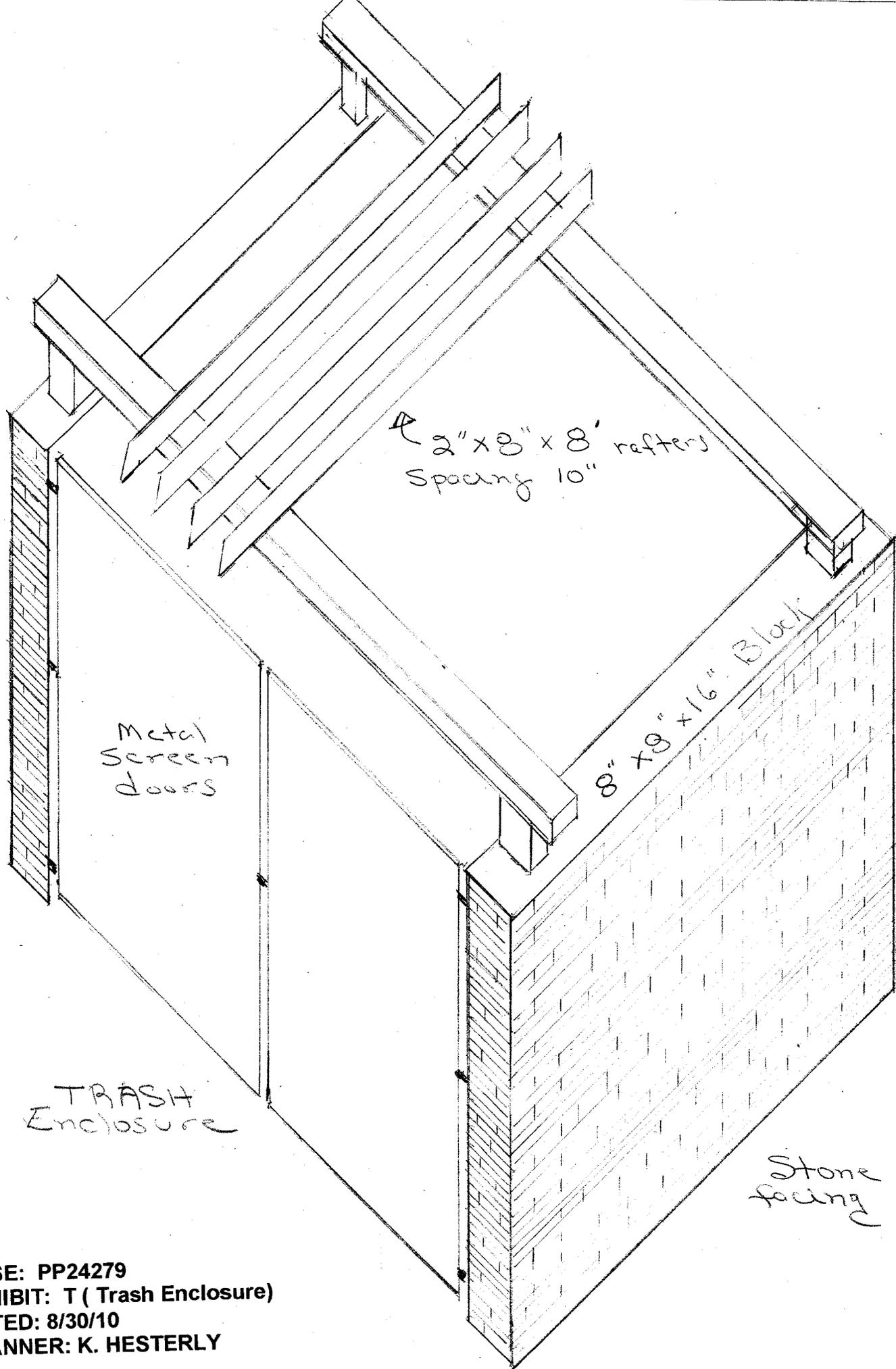


PACIFIC COAST LAND CONSULTANTS, Inc.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 25098 JEFFERSON AVE., SUITE "D"
 MURRIETA, CALIFORNIA 92562
 TEL. (951) 698-1350



PP # 24-279
 FLOOR PLAN FOR PRODUCTION / STORAGE

CASE: PP24279
 EXHIBIT: C2 (Bldg. 3 Floor Plan)
 DATED: 11/01/10
 PLANNER: K. HESTERLY



TRASH Enclosure

CASE: PP24279
EXHIBIT: T (Trash Enclosure)
DATED: 8/30/10
PLANNER: K. HESTERLY

Chapin Family Vineyards
Agricultural Operation
Winery and Tasting Room
PP 24279

Qualitative Greenhouse Gas Discussion

January 11, 2010

Owner: Steve Q. Chapin

Chapin Family Vineyards

Introduction

Chapin Family Vineyards has submitted Plot Plan 24279 to the Planning Department of Riverside County for approval of a Wine tasting Room and Winery. The Riverside County Planning Department has developed a draft of Standard Operating Procedures (SOP) for Greenhouse Gases (GHG) compliance. The Planning Department has provided Chapin Family Vineyards a GHG screening process that first identifies the type of project involved and then determines, based on the anticipated amount of GHG emissions generated for a particular project or category of project the feasibility of mitigation, and whether a qualitative or quantitative GHG analysis is required. Based on the "no" response for all 12 questions on the "initial checklist" on page 2 of the SOP and the "flowchart" on page 6 dictates that a "**Qualitative GHG Discussion is Required**". This report provides background information, description of the project, qualitative discussion, mitigation measures and conclusive action steps to save energy and reduce Greenhouse Gases.

Background Information on Greenhouse Gases:

Description of the Global Climate Change and the Greenhouse Effect

Global climate change refers to any significant change in climate measurements, such as temperature, precipitation, or wind, lasting for an extended period (i.e., decades or longer). Climate change may result from:

- Natural factors, such as change in the sun's intensity or slow changes in the Earth's orbit around the sun.
- Natural processes within the climate system (e.g., changes in ocean circulation, reduction in sunlight from the addition of GHG and other gases to the atmosphere from volcanic eruptions).
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuel(s) and the land surface (e.g., deforestation, reforestation, urbanization, desertification)).

Greenhouse Gases:

The compounds listed below are GHG's subject to control under state law.

Carbon Dioxide(CO₂), Methane(CH₄), Nitrous Oxide(N₂O), Hydrofluorocarbons(HFC5), Perfluorocarbons(PFC5), Sulfur Hexafluoride(SF₆).

"Greenhouse Gas" Is Now Defined for CEQA Purposes:

CEQA now has a definition of "greenhouse gas." Under new section 15364.5, "Greenhouse gas" or "Greenhouse gases" includes, "but is not limited to, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and

hexafluoride."⁵ This definition is consistent with the greenhouse gas definition in AB 32.⁶ It also is consistent with the definition provided in the Environmental Protection Agency's (EPA) recent Endangerment Finding, which identified these six gases as constituting the "root cause of human-induced climate change and the resulting impacts on public health and welfare."⁷

In adopting this definition, the Resources Agency made it clear that "greenhouse gases" should not necessarily be limited to those listed in section 15364.5. As indicated by the phrase "but is not limited to," the definition is not intended to be exclusive, but expansive. As noted by the Resources Agency, lead agencies should not exclude from consideration GHGs that are not listed if substantial evidence suggests that other gases may result in significant adverse impacts.⁸ The EPA's recent Endangerment Finding similarly recognized that there are other substances, such as black carbon and nitrogen trifluoride, that contribute to climate change.⁹ While these substances were not specifically included in the EPA definition, the EPA noted that they deserve careful attention.

Thresholds of Significance

In CEQA, thresholds of significance establish the criteria for determining whether a given impact is significant. The term "threshold of significance" generally means a "...quantitative or qualitative standard, or set of criteria, pursuant to which the significance of a given environmental effect may be determined."¹¹

The CEQA Guidelines themselves do not establish any thresholds of significance. Lead agencies are encouraged to develop their own. Under the revisions to section 15064.7, a lead agency may now also consider thresholds of significance adopted by another agency or recommended by experts. The Resources Agency indicated this clarification is important with respect to GHG emissions because many lead agencies perform general governmental functions and may lack the technical expertise to develop

their own thresholds of significance. Recently, in discussing GHG emissions in Environmental Impact Reports, some lead agencies simply concluded that a project's impacts on global climate change was "too speculative" to make any significance determination. These agencies reasoned that since there were no adopted thresholds of significance, no conclusions could be drawn. That is no longer the case.

The adoption of new section 15064.4 clearly indicates that lead agencies should make a determination on the significance of impacts from GHG emissions, even in the absence of any agency-adopted threshold of significance. The Resources Agency noted that "[a] key component of environmental analysis under CEQA is the determination of significance." This position is consistent with the technical guidance previously provided by State Office of Planning and Research (OPR). In its Technical Advisory of June 2008, the OPR acknowledged that "[a]s with any environmental impact, [public] agencies must determine what constitutes a significant impact." In addition, "in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a 'significant impact', individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice."

The Riverside County Planning Department is developing a draft Standard Operating Procedure (SOP) for GHG's and CEQA compliance. The Riverside County Planning Department has exercised its discretion by choosing to use a GHG screening process that first identifies the type of project involved and then determines, based on the anticipated amount of GHG emissions generated for a particular project or category of project and the feasibility of mitigation, whether a qualitative or quantitative GHG analysis is required. If the project is a type for which it can be determined with certainty that no cumulatively considerable impact would result, no GHG discussion is required. The draft SOP contains an initial screening list, which contains specific types of discretionary projects that have been determined to not result in any potentially significant cumulative impact on global climate change.

Projects that are not on the initial screening list are required to address initial checklist questions, which are designed to determine if a proposed project has the potential to result in a cumulatively significant impact on global climate change. An affirmative answer to any of the initial checklist questions requires a numerical GHG analysis.

- Construction: The total amount of GHG's emitted by all construction activities including, but not limited to, equipment and machinery usage, energy usage, vehicle miles traveled by construction employees, emissions from architectural coatings, emissions from paving or road construction activities, and other reasonably foreseeable emissions.
- Operations: The total amount of GHG's emitted by all operational activities per year including, but not limited to, emissions from use of electricity, use of natural gas, and other energy consumption, emissions resulting water demand, vehicular emissions, and other reasonably foreseeable emissions.

The draft SOP also requires that projects describe, analyze, and adopt all feasible mitigation measures for potentially significant GHG emissions and global climate change impacts.

Project Description and Location:

Chapin Family Vineyards is a very small boutique winery and winery. The ultimate goals of production is 3500 gallons per year consisting of five different varieties. The production level is well below the 26,000 gallon threshold for Permit to Operate by APCD. All wastewater from wine production is not allowed to leave the property. Grape skin waste is minimal at less than 2,000 lbs and is incorporated into the soil as part of the vineyard. The incorporation of the grape skin waste is immediately incorporated in the soil and avoids any

possible odor nuisance. All bottling activities are performed off-site.

Chapin Family Vineyards Plot Plan 24279 is a winery and tasting room and would fall under an Agricultural Operation by CEQA.

Chapin Family Vineyards is located in Southwest Riverside County with a better designation of Temecula Valley Wine Country. The specific address is 36084 Summitville and sets on Northeast corner of Summitville Street and Warren Ward.

The project when approved well set on 10.19 gross acres, 9.10 net acres with 6.9 acres in planted wine grape vines.

All three county permitted buildings were built prior to 2005. No additional building construction is planned. A 510 square foot tasting room is planned within one of the present buildings.

Riverside County is requiring construction of a trash enclosure, stairs and customer parking lot. The specific construction will be detailed in the next section.

It is estimated that 90% of the landscaping for the project is completed. A licensed landscape architect has completed landscape drawings. These landscape drawings have been accepted by the Riverside County Planning department.

Project Construction activity:

The construction activity consists of five phases;

- 1). Concrete entry driveway into the parking lot. Estimated square footage is 600 square feet.

2). Trash enclosure will be built to Riverside County Specifications, 12 ft X 17 ft or 204 sq. ft of concrete surface.

3). Parking lot will be leveled within 2% grade with an estimated grading of less than 120 cubic feet of soil. The base of the driveway will be compacted D.G.

4). Concrete steps from the parking lot to the tasting room level.

Note: Impervious area is 4.939 SF including concrete steps, trash enclosure and parking lot, therefore WQMP is not required.

5). Landscaping of parking lot. A landscape concept plan was submitted to Riverside County for review and approval. 90% of the landscaping was planted over 10 years ago and is stable. The new landscaping contains many drought resistant plants.

Qualitative discussion of Greenhouse Gases of the Project:

Greenhouse Gases and Energy Use

Worldwide character of Greenhouse Gases.

The greenhouse gases tracked by EIA include carbon dioxide (CO₂), methane, nitrous oxide, various hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Carbon Dioxide (CO₂) accounts for the lion's share, so for some purposes an analysis based only on CO₂ emissions is considered adequate.

Greenhouse gases are emitted by natural sources as well as by human activities. For example, CO₂ is emitted when an animal exhales or water evaporates from the ocean. In fact, the Intergovernmental Panel on Climate Change (IPCC) estimated that 97 percent of CO₂ emissions worldwide in the 1990s came from natural sources. However, the additional three percent that

resulted from human activity was enough to push emissions above the capacity of natural processes (such as photosynthesis) to absorb them. It is in this sense that human activity is responsible for the rising concentrations of CO₂ observed in the atmosphere.

EIA usually expresses emissions in millions of metric tons (MMT). EIA's preliminary estimates for 2005 include 6,009 MMT of CO₂, compared to only 27 MMT for methane and 1 MMT for nitrous oxide (the next two largest components of total greenhouse gas emissions).

Although CO₂ has a greater impact on global warming than other greenhouse gases, the difference is not quite as lopsided as the above numbers suggest. Non-CO₂ greenhouse gases have much greater "global warming potentials" per metric ton. For example, according to the most recent IPCC assessment, a metric ton of methane has 23 times the global warming potential of a metric ton of CO₂. For many greenhouse gases the ratio is over 1,000 to 1.

As a result, EIA usually reports total greenhouse gas emissions in MMT CO₂ equivalent, inflating metric tons of non-CO₂ gases to account for their greater impacts per ton. Even measured in MMT CO₂ equivalents, however, CO₂ accounted for 84 percent of U.S. greenhouse gas emissions in 2005.

EIA also typically breaks down U.S. energy consumption into four end-use categories: industry, transportation, residential, and commercial. Almost all residential greenhouse emissions are CO₂, and CO₂ emissions are strongly related to energy consumption. Thus, the residential sector accounts for 21-22 percent of both energy consumption and CO₂ emissions. However, the residential sector generates very little greenhouse gases other than CO₂, and so accounts for only 18 percent of total greenhouse gas emissions measured in MMT CO₂ equivalents.

Vehicular mileage of Visiting Customers:

The parking lot has a maximum capacity of 12 cars. A person travelling in a small car produces about 259grams of greenhouse gases for every kilometer travelled, in a mid-size car, 316 grams, and in a mini-van, sport-utility vehicle or big car, 460 grams. However, if those choosing to drive their cars decide to take passengers, their personal greenhouse gas emissions drop substantially. With just one passenger, car emissions are cut in half, with two passengers, they are cut by two thirds. The average number of passengers visiting a winery is two and often times four.

There are 6 wineries within a 2.5 mile road radius with most visitors visiting multiple wineries. Estimating the addition of car emission greenhouse gases by the addition of one winery is very speculative and almost impossible to determine.

Appliances utilizing Hot Water and related hot water emissions.

How is hot water energy use affected by clothes washers, dishwashers: Whether or not your household has a clothes washer, it is assumed that everyone uses one. In other words, the clothes washer you use does not have to be in your house or apartment. Your emissions from using a clothes washer are automatically included in hot water heating emissions. Not everyone has one, but a modern dishwasher uses as much or less hot water than the average person washing dishes by hand. Dishwashers only consume more energy and create more greenhouse gas emissions from hot water use when a special feature,

Winery Machinery(all electric):

Grape Destemmer: Usage is one day per year for 8 hours.
Grape Press: Usage is two days per year for total of 16 hours.

All bottling activity is performed offsite.

Concluding remarks for Greenhouse Gases and Chapin Family Vineyards;

A). With development of Chapin Family Vineyards every effort will be utilized to save energy and therefore reduce the Greenhouse Gas emissions.

I). First year energy saving opportunities for buildings and any construction;

a). Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.

b). Utilize built-in energy efficient appliances (i.e. Energy star)

c). Utilize double-paned windows.

d). Utilize energy efficient interior lighting.

II). Farming and vineyard Activities;

a). Utilize code of "Sustainable Winegrowing Practices".

b). Reduce fugitive dust by paving and/or utilizing compact DG in parking area. Maintain a policy of no more than 10 mph in dirt roads in the vineyard.

c). Reduce water consumption for landscaping by planting drought resistant plants and eliminating high water consuming landscaping like grass.

d). Utilize battery operated landscape maintenance tools wherever possible.

e). Plant drought resistant trees to shade buildings and save cooling energy requirements.

III). Farm and winemaking equipment

a). Maintain all farm machinery and wine equipment in good working order.

IV). Apply mitigation measures as listed in table 1.

Greenhouse Gases

Mitigation Measures for Chapin Family Vineyards

January 11, 2011

Measure Type	Mitigation Measure	Pollutant Reduced
Site Design	Pave and maintain roads	Particulate(P)
Site Design	Dust reducer in parking lot with compacted DG	Particulate
Site Design	Plant plant vegetation between Roadway and site Hedges, trees,	Diesel Particulate Matter Particulate
Energy Efficiency	Plant drought tolerant, native shade tree along southern exposures of buildings reducing energy used to cool buildings in summer	Ozone(O), Greenhouse Gases(GHG)
Site Design	6.83 acres of vineyards.... 6 Mo's of greenery	O, GHG
Energy Efficiency	Large wrap around porch blocking summer sun all sides of the building	
Energy Efficiency	Double pane windows	O, GHG, P
Energy Efficiency	Utilize low energy efficient interior lighting	O, GHG, P
Energy Efficiency	Eliminate high water consumption landscape, no lawns, native plants, low Reactive Organic Gases ROG = Reactive Organic Gases	O, GHG
Energy Efficiency	Participate in and implement available energy - efficient rebate programs including air conditioning gas heating refrigeration, and lighting programs.	O, P, GHG
Energy Efficiency	Use clean engine technologies with disciplined maintenance program	O, GHG
Transportation	Utilize and maintain diesel particulate filters	DPM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42223
Project Case Type (s) and Number(s): Change of Zone No. 7720 and Plot Plan No. 24279
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Steve Q. Chapin
Applicant's Address: 2381 Marca Place, Carlsbad, CA 92009
Engineer's Name: Pacific Coast Land Consultants
Engineer's Address: 25096 Jefferson Ave, Ste D, Murrieta, CA 92562

I. PROJECT INFORMATION

A. Project Description:

PLOT PLAN NO. 24279 is a winery consisting of 2,278 square feet used for a tasting room, storage and production room. This use is proposed to occur within three (3) existing buildings on-site. 2,874 square feet in two (2) existing buildings is proposed to be used for a residence. Building square footage is as follows: building 1 is 2,857 square feet, building 2 is 2,448 square feet and building 3 is 544 square feet. Portions of the buildings 1 and 2 will be used for the winery and residence. Building 3 will only be utilized as a production room for the winery.

Tasting room hours of operation are 10:00 a.m. to 6:00 p.m. daily. No special events shall be permitted and no limousines or buses will be allowed. The project will have 13 parking spaces.

Change of Zone No. 7720 proposes to change the site's zoning classification from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Light Agriculture – 10 Acre Minimum (A-1-10).

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

C. Total Project Area: 10.19 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents: 1
Commercial Acres: .58	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 1
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 6.19 Vineyard			

D. Assessor's Parcel No(s): 915-690-001 and 915-690-002

E. Street References:

The project is located in the Rancho California Zoning Area of the Southwest Area Plan, more specifically, northerly of Summitville Street and easterly of Warren Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 1 West, Section 18

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains a single family residence and vineyards. The remaining project site is open land. Surrounding land uses include the Metropolitan Water District/Lake Skinner Recreation Area to the north, large lot single family residences to the east, Doffo winery to the south and vacant land to the west previously approved for 216 rural residences, 8 winery production lots, and open space lots (TR34466).

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 all other Land Use policies.
- 2. Circulation:** Adequate circulation facilities exist to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land is a part of this project. The project is not located within an MSHCP Criteria Cell. The proposed project meets with 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 will not impact housing.
- 7. Air Quality:** **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

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Estate Density Residential (2 Acre Minimum) (RC:EDR)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

Open Space-Recreation (OS-R) to the north, Rural Residential (RR) (5 Acre Minimum) to the east, Agriculture (AG) (10 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south and Agriculture (AG) (10 Acre Minimum) to the west

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: Not Applicable
- 2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½)

J. Proposed Zoning, if any: Light Agriculture – 10 Acre Minimum (A-1-10)

K. Adjacent and Surrounding Zoning:

Rural Residential (R-R) to the north, Residential Agricultural (R-A) to the east and south, Light Agriculture-10 Acre Minimum (A-1-10) to the south and Citrus Vineyard (C/V) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <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 | <input type="checkbox"/> Public Services | |

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

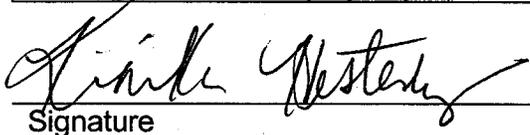
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

December 14, 2010
Date

Kinika Hesterly
Printed Name

For Carolyn Syms Luna, 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				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor. There will be no impact.

b) The 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 winery is compatible with the existing environmental and surrounding setting, and will, therefore, have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact: The project is located 17.16 miles (Zone B – within 45 miles) from the Mt. Palomar Observatory.

a) The project is not anticipated to interfere with the nighttime use of the Mt. Palomar Observatory. The impact is considered less than significant. Condition of approval 10.Planning.30, requiring low pressure sodium vapor lighting, has been applied to the project. This is a standard condition and is not considered unique for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project is not anticipated to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable light levels. Condition of approval 10.Planning.5, requiring lighting to be hooded and directed, has been applied to the project. This is a standard condition and is not considered unique for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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

d) Involve other changes in the existing environment

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

which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located within the boundaries of land designated as Local Farmland, Prime Farmland, Unique Farmland and Farmland of Statewide Importance. Grading is proposed to occur for the parking area in the portion of the parcel designated as local farmland. The remainder of the project site does not propose grading and all buildings currently exist. Therefore, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use. The impact is considered less than significant.

b) The project will not conflict with an existing agricultural use, or a Williamson Act (agricultural preserve) contract. There will be no impact.

c) The winery is an ancillary use to the vineyard. 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"). There will be no impact.

d) The project is not anticipated to involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to a non-agricultural use. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

a-c) The project is not located in forest land and, therefore, will not conflict with existing zoning, result in the loss of forest land or involve changes in the environment that could result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. 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 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

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

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

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

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

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 grading and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In 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. With compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the

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

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. There will be no impact.

f) The project will not create objectionable odors affecting a substantial number of people. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input 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 or 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 type="checkbox"/>	<input checked="" 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

a) The project does not conflict with any adopted Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will have no impact.

b-d) Although the project could have a substantial adverse effect through habitat modifications or interference with a wildlife species, with mitigation (COA 60.EPD.1), the project is not anticipated to create an adverse impact.

e) The project will not have a substantial adverse effect on riparian habitat or 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, or 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. Also, the project is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project is anticipated to have a less than significant impact.

Mitigation: Within thirty (30) days prior to grading permit issuance, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results shall be provided in writing to the Environmental Programs Division per 60.EPD.1. The action taken by the Environmental Programs Division is dependent upon the outcome of the survey as detailed in this condition of approval.

Monitoring: Mitigation monitoring shall occur by the Environmental Programs Division during the building permit process.

CULTURAL RESOURCES Would the project

8. Historic Resources				
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: On-site Inspection, Project Application Materials

Findings of Fact:

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

a-b) All buildings onsite are existing and will remain, therefore, the project will not alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-b) While no cultural resources survey was warranted for this project due to the fact that there are existing buildings and hardscape in place, the proposed parking lot area shall be monitored for subsurface cultural deposits due to the established high sensitivity for prehistoric resources in the vicinity (60.Planning.17 and 60.Planning.19). Therefore, with mitigation, the project is not anticipated to destroy an archaeological or cultural resource site or cause a substantial adverse change in the significant of an archaeological or cultural resource.

c) The site is not anticipated to disturb any human remains due to the limited amount of grading, however, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as the origin. If the Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (10.Planning.1). This is a standard condition of approval and is not considered unique for CEQA purposes. The impact is considered less than significant.

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

Mitigation: Prior to grading permit issuance, the permit holder shall retain and enter into monitoring and mitigation service contract with a qualified Archaeologist and a monitor designated by the Pechanga Band of Luiseno Indians for services (60.Planning.17 and 60.Planning.19).

Monitoring: Mitigation monitoring shall be limited to the new parking lot area and the initial excavation and grading cuts. Monitoring shall take place during the building permit process by the Planning Department.

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

10. Paleontological Resources

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

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

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

Findings of Fact:

a) The project is located in an area of undetermined paleontological sensitivity. Site disturbance has occurred, with exception of the proposed parking area. The site is unlikely to impact a unique paleontological resource, however, the project has been conditioned to retain a qualified paleontologist approved by the County of Riverside (60.Planning.1). This is a standard condition of approval and is not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. 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?

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

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

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

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

Findings of Fact:

a-b) The proposed project is not located within a fault zone and therefore, will not likely expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death. Also, the site will not likely be subject to rupture of a known earthquake fault as delineated on the Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

<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
--------------------------------	--	------------------------------	-----------

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

Findings of Fact:

a) The project is not located within an area with the potential for liquefaction. Therefore, the impact is anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

The proposed project is not located within a fault zone and therefore is not likely to be subject to strong seismic ground shaking. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The County Geologist reviewed the project's geological report and did not provide mitigation indicating that the project would be located on a geologic unit or soil that is unstable, potentially causing landslide, lateral spreading, collapse or rockfall hazards. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required

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

15. Ground Subsidence

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

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project is not located in a subsidence area and is not likely to 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. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project is not located near close enough to a large body of water or a known volcanic area, therefore, the project site will not likely be impacted by seiche, mudflow or volcanic hazard on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The majority of the project has been disturbed by the construction of three (3) buildings and planting of vineyards. The project proposes the addition of 13 parking spaces resulting in minimal

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

grading. The grading will not result in a substantial change in the existing topography or ground surface relief features. The impact is considered less than significant.

b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet. There will be no impact.

c) The project is not anticipated to result in grading that affects or negates subsurface sewage disposal systems as proposed disturbance is not located near the existing septic system. The project is anticipated to have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project is not anticipated to result in substantial soil erosion or the loss of topsoil. The project is not located on expansive soil creating substantial risks to life or property, nor does it have soils incapable of adequately supporting use of septic tanks. Condition 10.BS Grade.6 has been applied to the project to reduce the potential impact of soil erosion or loss of topsoil to a level of less than significance. This is a standard condition of approval and is not considered unique for the purposes of CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion

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

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

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

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

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The project is proposing less than 5,000 square feet of impervious area and is not anticipated to result in any increase in water erosion either on or off site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

20. 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 will not be significantly impacted by or result in an increase in wind erosion and blowsand, either on or offsite. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. 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: Project review

Findings of Fact:

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

The project will have minimal construction equipment (grading for a 13 space parking area) and traffic generated by the project is not anticipated to be significant due to the lack of special events at the project site. The impact is considered less than significant.

The project is not anticipated to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Also, the project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan, nor emit or handle hazardous emissions or waste within ¼ mile of a school. The project will not be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-d) The project is not located in an airport influence area or an airport compatibility zone, therefore, it will not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. Also, since the project is not located within an airport land use plan or within the vicinity of an airport or airstrip, it will not result in a safety hazard or people living or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is not located in a high fire area. Therefore, it is not anticipated to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Nevertheless, the Riverside County Fire Department has provided standard project conditions of approval to reduce fire impacts to the project. These are not considered unique mitigation for CEQA purposes. 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
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) All buildings are existing on site and proposed grading and construction should allow the natural drainage patterns of the area to continue. Therefore, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b-c) The project is not anticipated to violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. There will be no impact.

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

d) Due to the minimal amount of construction involved, the project is not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Also, the project proposes to contain less than 5,000 square feet of impervious area. As such, the impact is considered less than significant.

e-f) The project will not place housing or structures in a 100-year flood plain. There will be no impact.

g) The project is not anticipated to degrade water quality. The impact is considered less than significant.

h) The project does not include new or retrofitted stormwater treatment Control Best Management Practices (BMPs), the operation of which could result in significant environmental effects. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project did not require a floodplain review and therefore, is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site, or change absorption rates or the rate and amount of surface runoff. The impact is considered less than significant.

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

c) The project is not anticipated to create flooding that would expose people or structures to a significant risk of loss, injury or death, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impact is anticipated.

d) The project is not anticipated to create runoff that would change the amount of surface water in any water body. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The land use designation is Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) which allows agricultural uses. The winery and vineyard incorporate an agricultural use. Also, the project is located directly to the north of an existing winery with vineyards. Therefore, it will not result in a substantial alteration of the present or planned land use of the area. The impact is considered less than significant.

b) The project is not located within a city sphere of influence. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

28. Planning

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

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

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

Findings of Fact:

a) The project proposes to change the site's zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Light Agriculture – 10 Acre Minimum (A-1-10). The project has a minimum lot size of 10 acres. The A-1-10 zone allows a winery including appurtenant and incidental uses with an established on-site vineyard subject to the approval of a plot plan. The project proposal is consistent with the site's proposed zoning. The impact is less than significant.

b-d) The project is located directly to the north of an existing winery with vineyards. Also, the project is located adjacent to the Light Agriculture – 10 Acre Minimum (A-1-10) zone to the south as well as the Citrus Vineyard Policy Area to the west and south. The land use designation is Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) which allows agricultural uses. The winery and vineyard incorporate an agricultural use. Therefore, it will not result in a substantial alteration of the present or planned land use of the area. The impact is considered less than significant.

e) The project proposal includes limited construction and grading. Existing buildings will remain for the winery and residence. Since changes at the site will be minimal, and winery uses are in use to the south and on other nearby properties, the project site will not disrupt or divide the existing community. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. There will be no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels because the project has been conditioned not to allow outdoor sound amplifying equipment (COA 10.Planning.40). The impact is considered less than significant with mitigation.

b) Through adherence to County Ordinance No. 847, grading and construction shall be restricted to daylight hours. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repaired at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

c) The winery is not anticipated to create noise levels in excess of standards established in the general plan; however, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Also, the project is not allowed to have outdoor sound amplifying equipment (COA 10.Planning.40). The impact is considered less than significant with mitigation.

d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels. The impact is considered less than significant.

Mitigation: The project is not allowed to have outdoor sound amplifying equipment (COA 10.Planning.40).

Monitoring: Monitoring shall be conducted by the Code Enforcement Department.

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

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) A single family residence exists and will remain on the project site; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project could encourage additional developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

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
--------------------------------	--	------------------------------	-----------

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

Findings of Fact:

The use of the proposed 10.19 acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. 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
--	--------------------------------	--	------------------------------	-----------

RECREATION

41. Parks and Recreation

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

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

c) Is the project located within a County Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

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

c) The project is not located within a County Service Area and winery projects, such as the one proposed, are not subject to park and recreation fees (Quimby). There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is required to offer a dedication for the 20 foot regional trail easement shown on the exhibit as required by the Riverside County Parks Department.

Mitigation: Prior to building permit issuance, the regional trail easement shall be dedicated per COA 80.Parks.1.

Monitoring: Monitoring shall occur by the Parks Department during the Building and Safety plan check process.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

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

a) The project takes access from Summitville Street and will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The impact is considered less than significant.

b) A total of 13 parking spaces will be provided with one of these parking spaces designated as accessible parking. The project will not conflict with a congestion management program, including, but

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

not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads. There will be no impact.

c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There will be no impact.

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

e) The project will not likely substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The impact is considered less than significant.

f) The project will not cause an effect upon, or a need for new or altered maintenance of roads. There will be no impact.

g) Although the project could cause an effect upon circulation during the project's construction, this impact will be temporary in nature and the impact is considered less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trail. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<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
--------------------------------	--	------------------------------	-----------

new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to use the existing onsite septic system and will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities which would cause significant environmental effects. The project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient

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

permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

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

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

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

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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

Source:

Findings of Fact:

The project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

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

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Source: Staff review, Project Application Materials

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

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

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

1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

Revised: 1/10/2011 4:11 PM
EA.PP24279.docx

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a winery consisting of 2,278 square feet used for a tasting room, storage and production room. This use is proposed to occur within three (3) existing buildings on-site. 2,874 square feet in two (2) existing buildings is proposed to be used for a residence. Building square footage is as follows: building 1 is 2,857 square feet, building 2 is 2,448 square feet and building 3 is 544 square feet. Portions of the buildings 1 and 2 will be used for the winery and residence. Building 3 will only be utilized as a production room for the winery.

Tasting room hours of operation are 10:00 a.m. to 6:00 p.m. daily. No special events shall be permitted and no limousines or buses will be allowed. The project will have 13 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 24279. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24279 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 24279, Exhibit A, Amended No. 2, dated November 1, 2010.

APPROVED EXHIBIT B = Colored Elevations for Plot Plan No.

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

24279, Exhibit B (Sheets 1-4), dated August 30, 2010.

APPROVED EXHIBIT B & C = Elevations and Floor Plans for Plot Plan No. 24279, Exhibit B & C, October 19, 2009.

APPROVED EXHIBIT C2 = Building 3 Floor Plan for Plot Plan No. 24279, dated November 1, 2010.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No. 24279, Exhibit L (Sheets 1-2), Amendment No. 1, dated November 1, 2010.

APPROVED EXHIBIT T = Trash Enclosure Plans for Plot Plan No. 24279, Exhibit T, dated August 30, 2010.

APPROVED EXHIBIT V = Vineyard Planting Plan for Plot Plan No. 24279, Exhibit V, dated December 14, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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

10.BS GRADE. 7 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control & Water Conservation District.

10.BS GRADE. 10 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 17 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.BS GRADE. 20

USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

Plot PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE RECOMMND

Plot Plan#24279 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 2 GENERAL COMMENTS-PP#24279 RECOMMND

Based on Pacific Coast Land Consultants, Inc. letter c/o Robert Federighi, PE, the total aggregate daily wastewater flows for the non-production and production areas of the winery are as follows:

NONPRODUCTION (CARETAKER'S UNIT)

Total Fixture Units = 14 FU's.....750 gpd
(2 Bedrooms)

PRODUCTION (TASTING ROOM)

30 Visitors Per Day Max (30 x 2.5 gpd).....75 gpd
Waste in sink and cleaning of glasses.....75 gpd
1 employee max /includes misc.usage maintenance..40 gpd
Other Domestic Wastewater.....250 gpd

TOTAL ESTIMATED DAILY WASTEWATER FLOW.....1190 gpd

PLEASE NOTE THAT IF THESE PARAMETERS CHANGE SUCH THAT THE ESTIMATED DAILY WASTEWATER FLOW EXCEEDS 1200 GPD, CLEARANCE FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) WILL BE REQUIRED

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.E HEALTH. 3 SDRWQCB PROJECT ASSESSMENT RECOMMND

Commercial projects in the Temecula Wine Country area proposing onsite wastewater treatment exceeding cumulative discharges of waste flow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards.

FIRE DEPARTMENT

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

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/24/10 RECOMMND

Plot Plan No. 24279 is a proposal for a winery consisting of 2,278 square foot (sf.) of existing building space to be used for a tasting room, storage and production room, and 2,874 sf. of existing building space to be used as a caretaker's residence. The project also proposes 13 parking spaces. The site is located in the Rancho California area, north of Summitville Street and east of Warren Road.

The site is subject to sheet flow type runoff from a tributary area of approximately 11.5 acres from the east. All building structures are existing.

Any grading or construction on the site should perpetuate the natural drainage patterns of the area. All new construction should comply with all applicable ordinances.

The site proposes the addition or creation of approximately 4,970 sf. of impervious area, just below the 5,000 sf. threshold for significant redevelopment and therefore treatment control Best Management Practices (BMPs) are a project specific is not required. However, the development of this project adversely impacts water quality. To

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/24/10 (cont.)

RECOMMND

mitigate for these impacts, the development must incorporate site design BMPs and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Additional information can be found in Section V.1 of the Water Quality Management Plan (WQMP) template.

It should be noted that if the development includes (a) the addition or creation of 5,000 or more square feet of impervious surface; and/or (b) restaurants (Standard Industrial Classification code 5812) where project site is 5,000 square foot or more, a Project Specific WQMP will be required for review and approval prior to the issuance of permits.

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

10.FLOOD RI. 2 USE WQMP

RECOMMND

It should be noted that if the development includes (a) the addition or creation of 5,000 or more square feet of impervious surface; and/or (b) restaurants (Standard Industrial Classification code 5812) where project site is 5,000 square foot or more, a Project Specific WQMP will be required for review and approval prior to the issuance of permits.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be

PLOT PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS (cont.) RECOMMND

obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 3

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 4

USE - FEES FOR REVIEW

RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 10 a.m. to 6 p.m. daily in order to reduce conflict with adjacent residential zones and land uses.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), restaurant: 1 space per 45 square feet of service area and 1 space per 2 employees.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels, produced by any use allowed under this permit, shall not exceed 45 db(A), 10-minute LEQ, 24 hours a day as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

THIS CONDITION WAS MODIFIED AT PLANNING COMMISSION ON 2/16/11 TO REDUCE THE DECIBEL LEVEL FROM 55 TO 45 DB AT ALL TIMES.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 24 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

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

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

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

10.PLANNING. 32 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

4) Be responsible for maintenance, viability and upkeep of

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 37 USE - PRODUCTION CAPACITY RECOMMND

The winery facility shall have a capacity to produce a minimum of 3,500 gallons of wine annually.

10.PLANNING. 38 USE - NO SPECIAL EVENTS RECOMMND

No special events shall be allowed. Wine club gatherings are not considered special events.

10.PLANNING. 39 USE - 75% VINEYARD PLANTING RECOMMND

Prior to use of the winery, 75% of the site shall be planted in vineyard as shown on APPROVED EXHIBIT A.

10.PLANNING. 40 USE - NO OUTDOOR AMP. SYSTEM RECOMMND

No outdoor amplifying equipment or public address system will be allowed at the site.

PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - TRAFFIC MANAGEMENT PLAN RECOMMND

1.Introduction

The purpose of this Traffic Management Plan is to describe the access to the proposed winery located at 36084 Summitville St. Temecula California 92592-8349; APN 915-690-001 and 002

2.Project Description / Location

The 10.2-acre site is located on the Northeast corner intersection of Warren Road and Summitville Street all in the unincorporated area of Riverside County California. The entrance to the proposed Vineyard is approx. 350- feet easterly of the intersection of Warren Rd and Summitville

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.TRANS. 4

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

Street.

The project is on approximately 10.2 gross acres and is currently occupied by three existing buildings along and northerly of an existing concrete driveway adjacent to and perpendicular to Summitville Street. Approximately 1350 square foot winery/tasting room and production room are proposed for the site. Over 50 % of Plot Plan 24279 is planted as vineyard. Another 2.5 acres is staked and will be ready for planting in the next spring; thus resulting with over 75% of the proposed 10 acres of the site to be planted in vineyards

3.Ingress/Egress

The project takes access from Summitville Street. The Street is currently paved to a width of 24-feet.

Access to this site is provided by a 24- ft. wide driveway, which connects directly to Summitville Street. The proposed access driveway from Summitville Street will consist of a 24 foot section of well compacted 3" Class II Aggregate Base section with adjoining parking areas for (12) cars to the easterly most immediate driveway entrance to the proposed Vineyards; there will be additional parking along the Northerly end of the main driveway entrance for the handicapped visitors.

4.Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. The design has included a total of 12 parking spaces (See plot plan 24279 exhibit).

5.Hours of Operation / Employees

For hours of operation see Planning Department conditions of approval.

The winery is operated by the Chapin Family. In addition to family members, there will be 1-2 employees working at the winery.

6.Special Events

PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

10. GENERAL CONDITIONS

10.TRANS. 4 USE - TRAFFIC MANAGEMENT PLAN (cont.) (cont.)RECOMMND

For special events see Planning Department conditions of approval.

7. Signage

A "stop" sign will be placed on the access driveway where the driveway meets with Summitville Street. Sufficient "No Parking" signs shall be placed along Summitville Street to prohibit visitors from parking on the street.

10.TRANS. 5 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Summitville Street and Warren Road since adequate right-of-way exists per MB 137/44/-45.

10.TRANS. 6 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Summitville Street and Warren Road due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

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

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for necessary permits to upgrade winery buildings to commercial standards, including the submission of all required documents and fees for the plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

20. PRIOR TO A CERTAIN DATE

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

of this permit.

TRANS DEPARTMENT

20.TRANS. 1 USE - REMOVE FENCE RECOMMND

Within two (2) years of the approval of this project, the owner shall be responsible for demolishing the existing fence located within the Summitville Street right-of-way along project boundary at the owner's expense and absolutely no cost shall be accrued to the County of Riverside for demolishing the existing fence.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 4 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 8 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE IMPORT/EXPORT (cont.)

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 8 USE MC/SANTA GRTDS MITCHARGE

RECOMMND

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

PP24279 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.11 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE WQMP

RECOMMND

It should be noted that if the development includes (a) the addition or creation of 5,000 or more square feet of impervious surface; and/or (b) restaurants (Standard Industrial Classification code 5812) where project site is 5,000 square foot or more, a Project Specific WQMP will be required for review and approval prior to the issuance of permits.

60.FLOOD RI. 11 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

PLAN: TRANSMITTED Case #: PP24279

Parcel: 915-690-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

60. PLANNING. 4 USE - PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 915-690-001 and 915-690-002. The permit holder