

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



ITEM
18.2
(ID # 6688)

MEETING DATE:

Tuesday, April 24, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE NO. 1070 DIMINISHING RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 22 – Intent to Adopt a Negative Declaration – Applicant: Harshadray Patel – Engineer / Representative: Hydrascope Engineering / Michael Machado – Third Supervisorial District – Southwest Area Plan: Agriculture – Temecula Valley Wine Country Policy Area: Winery District – Rancho California Zoning Area – Zoning: Wine Country - Winery – Location: North of Rancho California Road, south of Vista del Monte/Vino Way, west of Anza Road, east of Calle Contento – REQUEST: Remove approximately 2.72 acres that are not currently subject to a land conservation contract from Rancho California Agricultural Preserve No. 22. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

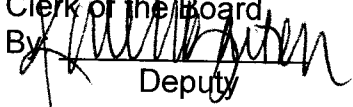
1. **ADOPT** the Negative Declaration for Environmental Assessment No. 43008, based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein, and the conclusion that the project will not have a significant effect on the environment; and,
2. **ADOPT** RESOLUTION NO. 2018-067 approving Agricultural Preserve No. 1070 and the diminishment of Rancho California Agricultural Preserve No. 22, as shown on Map No. 1070, based upon the findings and conclusions incorporated in the resolution and this staff report.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: April 24, 2018
xc: Planning, State, ACR, Recorder

Kecia Harper-Ihem
Clerk of the Board,
By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Project

Agricultural Preserve No. 1070 (AG No. 1070) proposes to remove approximately 2.72 acres from the Rancho California Agricultural Preserve No. 22. The removal of these acres will leave approximately 109 acres within the Rancho California Agricultural Preserve No. 22. The project site is not subject to a land conservation contract, so no cancellation is necessary. The exterior boundaries of the land to be diminished from Agricultural Preserve No. 22 are shown and described in the map and legal description attached to Resolution No. 2018-067.

Agricultural Preserve

Rancho California Agricultural Preserve No 22, which included the project site, was established with the adoption of Map No. 365 on February 10, 1976.

Land Conservation Contract

A land conservation ("Williamson Act") contract was executed in 1976 by the land owners at the time (Instrument No. 1976-24975). However, subsequent land owners filed a Notice of Nonrenewal with the County of Riverside, which was recorded in 2003 (Instrument No. 2003-730895). The Williamson Act contract expired on December 31, 2012, so the project site is no longer subject to any land conservation contract.

Alternative Land Use

The proposed alternative land use is a Class V Winery, including wine production and tasting, a winery hotel, and recreational areas; the use will not include a restaurant or a special occasion facility. The proposed Class V Winery use is not part of the proposed action and requires approval of a Plot Plan, pursuant to Riverside County Ordinance No. 348, Article XIVd, Section B.4, which will be processed separately from the diminishment case.

Additionally, the existing property owners intend to enter into a new Williamson Act contract for the portion of the alternative land use site that will remain in the agricultural preserve and contain vineyards or related agricultural uses. Entering into a new contract will be processed separately from the diminishment case.

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

Technical Advisory Committee

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") met on January 17, 2018, and evaluated AG No. 1070. The CAPTAC found the proposed diminishment "Acceptable," as it is consistent with the Land Conservation Act of 1965 and, therefore, recommends that the Board of Supervisors grant the proposed diminishment.

General Plan Consistency

The proposed diminishment is consistent with the Riverside County General Plan and the Southwest Area Plan because the project site is currently designated Agriculture: Agriculture (AG: AG) and no change to the land use designation is proposed. In addition, the project site is part of the Wine Country Community Plan and is within the Temecula Valley Wine Country Policy Area – Winery District. Similarly, no change is proposed in the policy area. In fact, the project must be developed in compliance to and shall be consistent with the above policy area and zoning classification.

Environmental Analysis

An Initial Study ("IS") and a Negative Declaration have been prepared for this project as well as the proposed alternative land use of a Class V winery for the site in accordance with the California Environmental Quality Act ("CEQA"). The IS and Negative Declaration represent the independent judgement of Riverside County. The Documents were circulated for public review per the State CEQA Guidelines Section 15105.

Impact on Residents and Businesses

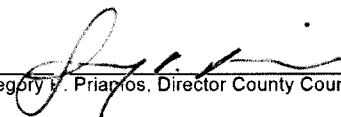
The impacts of this project have been evaluated through the environmental review and public hearing process by planning staff.

ATTACHMENTS:

- Attachment A:** Resolution No. 2018-067
Attachment B: Environmental Assessment No. 43008
Attachment C: CAPTAC Report for AG No. 1070



Scott Bruckner 4/16/2018



Gregory V. Priamos, Director County Counsel 4/11/2018

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2018-0166294

04/30/2018 03:41 PM Fee: \$ 0.00

Page 1 of 8

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2018-067

Title of Document

**DIMINISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 22
(GOVERNMENT CODE SECTION 51231)**

(Planning Department ~ Item 18.2 of 04/24/18)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

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RESOLUTION NO. 2018-067
DIMINISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 22
(Government Code Section 51231)

WHEREAS, in 1976 Albert S. Mrofka, John Burri, and Joan Burri owned an approximately 20.05 acre area located north of Rancho California Road, south of Vista del Monte/Vino Way, west of Anza Road, and east of Calle Contento in the unincorporated area of Riverside County, California (“Property”); and,

WHEREAS, the Property was identified in 1976 as Assessor’s Parcel Number 925-050-005; and,

WHEREAS, the Property’s Assessor’s Parcel Number was changed to 943-210-012; and,

WHEREAS, Rancho California Agricultural Preserve No 22, which included the Property, was established with the adoption of Map No. 365 on February 10, 1976; and,

WHEREAS, Albert S. Mrofka, John Burri, and Joan Burri entered into a land conservation contract for the Property pursuant to the Land Conservation Contract Act of 1965 (Government Code Section 51200 et seq.), in which said contract is dated January 1, 1976 and was recorded on February 26, 1976 as instrument No. 24975 in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, Rocco and Grace Brindisi became subsequent owner of the Property; and,

WHEREAS, on September 2, 2003, a Notice of Non-Renewal for the land conservation contract was filed by Rocco and Grace Brindisi and recorded on September 19, 2003 as Instrument No. 2003-730895, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, on April 12, 2012, Harshadray D. Patel and Nalini Patel, husband and wife and Akash Harshadray Patel, a single man, all as joint tenants were granted ownership of the Property, as shown on Instrument No. 2012-0166590, recorded in the Office of the County Recorder

FORM APPROVED COUNTY COUNSEL
BY:  DATE 4/19/18
MICHELLE SLAGK

1 of Riverside County, California; and,

2 **WHEREAS**, Harshadray D. Patel, Nalini Patel and Akash Harshadray Patel (“Owners”) are
3 the current owners of the Property; and,

4 **WHEREAS**, on June 19, 2017, the Owners requested to have a portion of the Property
5 removed from the boundaries of Rancho California Agricultural Preserve No. 22; and,

6 **WHEREAS**, Agricultural Preserve No. 1070 (AG No. 1070) will remove 2.724 acres from
7 the Rancho California Agricultural Preserve No. 22 and is associated with Plot Plan No. 26225
8 which is the alternative land use for the Property; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act (“CEQA”) and
10 Riverside County CEQA implementing procedures have been satisfied, including the preparation of
11 an Initial Study and Negative Declaration, under Environmental Assessment (EA) No. 43008; and,

12 **WHEREAS**, all the provisions of the Rules and Regulation Governing Agricultural
13 Preserves in Riverside County pursuant to Resolution No. 84-526 have been satisfied; and,

14 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
15 Supervisors on April 24, 2018; now, therefore,

16 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
17 Supervisors of the County of Riverside, State of California, in regular session assembled on April
18 24, 2018, that:

- 19 1. The above recitals are true and correct and incorporated herein by this reference.
- 20 2. Under the County of Riverside’s Rules and Regulations Governing Agricultural
21 Preserves and the California Land Conservation Act of 1965, a landowner may apply to
22 have property removed from the boundaries of an agricultural preserve once the land is
23 no longer subject to a land conservation contract.
- 24 3. The Land Conservation Contract for the Property expired on December 31, 2012.
- 25 4. The diminishment of the Rancho California Agricultural Preserve No. 22 is consistent
26 with the provisions of the California Land Conservation Act of 1965 and the Rules and
27 Regulations Governing Agricultural Preserves in Riverside County, as amended.
- 28 5. The Board of Supervisors’ decision to diminish the agricultural preserve is final upon

1 the adoption of this resolution.

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 3 1. The findings of Environmental Assessment (EA) No. 43008, incorporated herein by
- 4 reference, determined that AG No. 1070 would not have a significant effect on the
- 5 environment and resulted in the preparation of a Negative Declaration.
- 6 2. AG No. 1070 amends the Rancho California Agricultural Preserve No 22, established
- 7 with Map No. 365, by removing approximately 2.72 acres of the Property, as legally
- 8 described in Exhibit A, attached hereto and incorporated herein by reference and shown
- 9 on Exhibit B, entitled "MAP NO. 365 RANCHO CALIFORNIA AGRICULTURAL
- 10 PRESERVE NO. 22 AMENDED BY MAP NO. 1070," being on file in the Office of the
- 11 Clerk of the Board.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it ADOPTS the Negative
 13 Declaration for Environmental Assessment No. 43008, based on the findings incorporated in the
 14 initial study, and ADOPTS Agricultural Preserve No. 1070, as described herein and shown on
 15 Exhibit A, entitled "MAP NO. 365 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO.
 16 22 AMENDED BY MAP NO. 1070," incorporated herein by reference.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board
 18 shall file and record copies of this resolution, map entitled "MAP NO. 365 RANCHO
 19 CALIFORNIA AGRICULTURAL PRESERVE NO. 22 AMENDED BY MAP NO. 1070," and
 20 boundary description in the Office of the County Recorder of Riverside County, California, and
 21 transmit copies to the Director of Conservation of the State of California and to the Assessor of
 22 Riverside County, California.

ROLL CALL:

Ayes: Jeffries, Washington, Perez and Ashley
 Nays: None
 Absent: Tavaglione

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By  Deputy

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF PARCEL 6, PARCEL MAP RECORDED IN BOOK 4 PAGE 32 THROUGH 34, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 6,

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 6, SOUTH 55° 37' 10" WEST 444.13 FEET,

THENCE LEAVING SAID EASTERLY LINE OF SAID PARCEL AT RIGHT ANGLE, NORTH 34° 22' 50" WEST 95.73 FEET TO THE **TRUE POINT OF BEGINNING**,

THENCE NORTH 84° 38' 25" WEST A DISTANCE OF 42.21 FEET;

THENCE NORTH 56° 48' 43" WEST A DISTANCE OF 286.51 FEET;

THENCE NORTH 05° 21' 38" EAST A DISTANCE OF 103.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 63° 10' 28", AN ARC DISTANCE OF 110.26 FEET;

THENCE TANGENT WITH SAID CURVE NORTH 68° 32' 06" EAST A DISTANCE OF 55.77 FEET;

THENCE NORTH 81° 51' 39" EAST A DISTANCE OF 50.25 FEET;

THENCE NORTH 70° 24' 20" EAST A DISTANCE OF 102.29 FEET;

THENCE SOUTH 30° 29' 04" EAST A DISTANCE OF 20.05 FEET;

THENCE SOUTH 57° 34' 37" EAST A DISTANCE OF 42.14 FEET;

THENCE SOUTH 07° 26' 22" EAST A DISTANCE OF 67.82 FEET;

THENCE SOUTH 64° 03' 52" EAST A DISTANCE OF 108.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 94.25 FEET, THROUGH AN ANGLE OF 90° 00' 00" TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 290.00 FEET, A RADIUS IN SAID POINT BEARS SOUTH 64° 03' 52" EAST;

THENCE ALONG SAID COMPOUND CURVE AN ARC DISTANCE OF 212.71 FEET, THROUGH A CENTRAL ANGLE OF 42° 01' 34",

THENCE SOUTH 26° 32' 29" WEST A DISTANCE OF 36.65 FEET TO THE **TRUE POINT OF BEGINNING**.

HAVING AN AREA OF 118,675 SQUARE FEET, OR 2.724 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

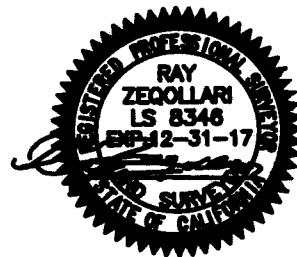
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



09/27/2017

RAY R. ZEOLLARI
EXP. DATE: 12/31/2017

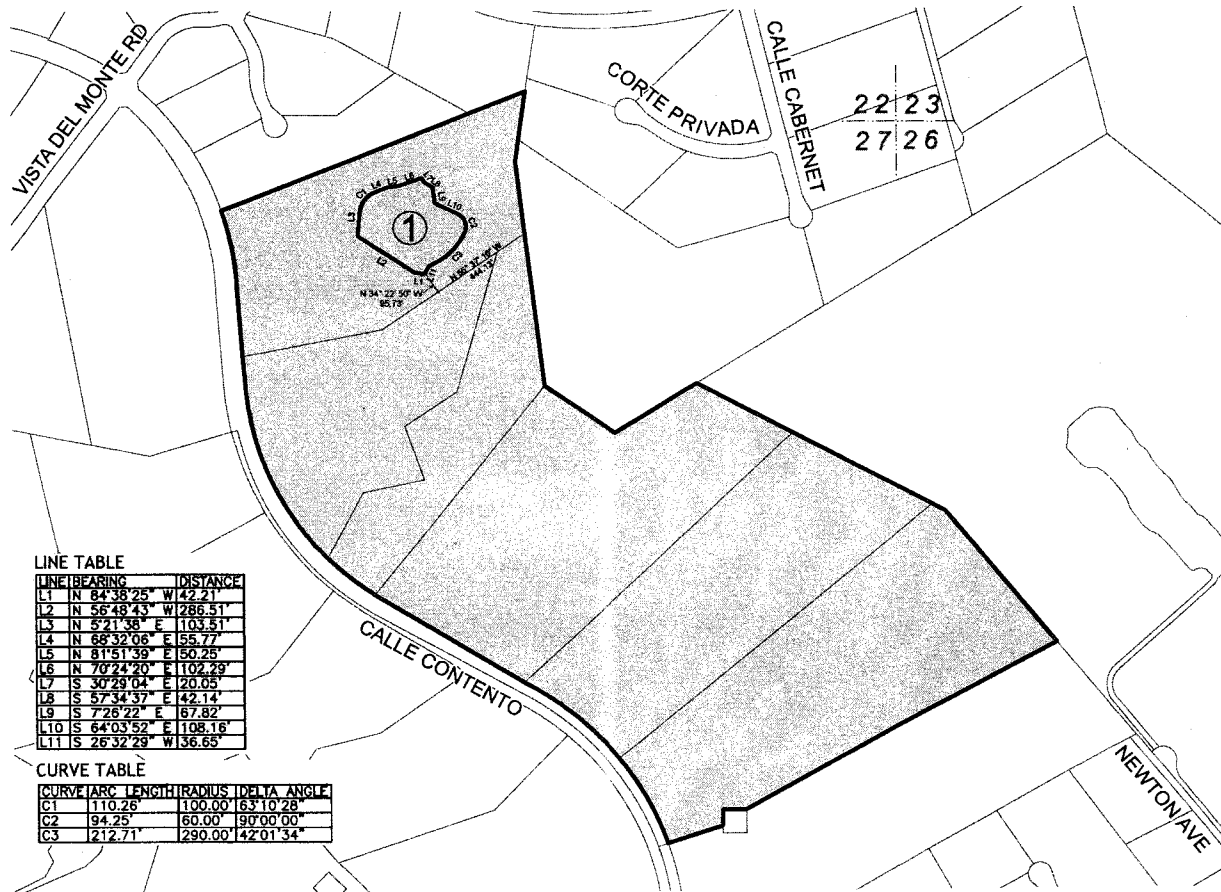
DATE



MAP NO. 365 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 22

AMENDED BY MAP NO. 1070

SECS 22, 26, 27, T. 7 S., R. 2 W



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84° 38' 25" W	42.21'
L2	N 56° 48' 43" W	286.51'
L3	N 5° 21' 38" E	103.51'
L4	N 88° 32' 08" E	55.77'
L5	N 81° 51' 39" E	50.28'
L6	N 70° 24' 20" E	102.28'
L7	S 30° 29' 04" E	20.85'
L8	S 57° 34' 37" E	42.14'
L9	S 7° 28' 22" E	67.82'
L10	S 64° 03' 52" E	108.16'
L11	S 26° 32' 29" W	36.65'

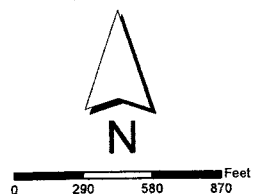
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	110.26'	100.00'	63° 10' 28"
C2	94.25'	60.00'	90° 00' 00"
C3	212.71'	290.00'	142° 01' 34"

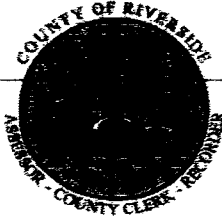
AMENDMENTS:
NO. 1, (DIMINISHMENT),

MAP NO. 1070

ADOPTED ON FEBRUARY 10, 1976
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

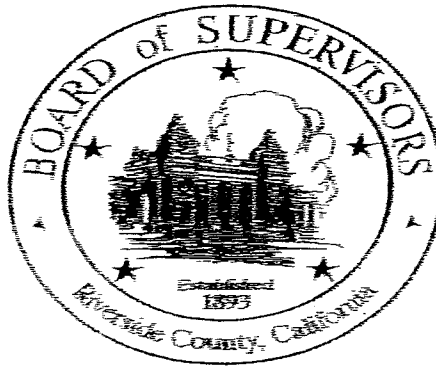
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

4-24-10

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA43008
Project Case Type (s) and Number(s): AG No. 1070 and PP No. 26225
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Akash Patel (Akash Winery)
Applicant's Address: 31700 Abruzzo Street Temecula, CA 92591

I. PROJECT INFORMATION

Agricultural Diminishment No. 1070 proposes to delete (diminish) approximately 2.74 acres of the project site from the Rancho California Agricultural Preserve No. 22 with no cancellation of a land conservation (Williamson Act) contract necessary.

Project Description: The **Plot Plan No. 26225** proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings: an existing 4,975 sqft. agricultural building converting to a 7,762 sqft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab; a 784 sqft. detached restroom building; a 17,895 sqft Wine Country Hotel building in three (3) sections that includes a managers residence with 2-car garage and thirty-nine (39) hotel rooms with guest dining and patio areas. No special occasions (weddings or outdoor events) to occur on the project site. The project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area.

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

B. Total Project Area: 19.43 Net Acres

C. Assessor's Parcel No(s): 943-210-012

Street References: North of Calle Contento, west of Rancho California Road, east of Vista del Monte, south of Vino Way. Project address is 39730 Calle Contento.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 22 & 27

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently planted with vineyards and has an existing agricultural building on it. The topography of the project site has a slight incline to the pad area for the agricultural building with a continued incline above that pad for future vineyard planting. The surrounding properties are zoned either C/V or WC-W and R-A-5. The property to the directly to the north of the project site has a single family residence and a vineyard. To the east of the project site is additional single family residences and vineyards. West of the project site is a winery. To the south of the project site is another winery and vineyard planting.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Agriculture: Agriculture (A: AG) (10 Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District. All other land use designations and other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a flood plain and a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the 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 have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project has a 14 foot trails easement along Calle Contento and meets all other applicable Healthy Community element policies.

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

C. Foundation Component(s): Agriculture

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

E. Overlay(s), if any: Not in an Overlay

F. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Winery District

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture and Rural Community
3. **Land Use Designation(s):** Agriculture (AG) and Rural Community: Estate Density Residential (RC: EDR)
4. **Overlay(s), if any:** Not in an Overlay

5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Wine Country-Winery (WC-W)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Citrus/Vineyard – 20 Acre Minimum (C/V-20), Citrus/Vineyard – 10 Acre Minimum (C/V-10) and Citrus/Vineyard (C/V) to the east, west, and south. To the north is Residential Agricultural – 5 Acre Minimum (R-A-5).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> 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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input 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
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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

Tim Wheeler

Printed Name

March 5, 2018

Date

For Charissa Leach, Asst. TLMA 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-8 "Scenic Highways"

Findings of Fact:

a) The project site is not located along a scenic highway corridor or State Eligible Scenic Highway. The proposed winery development would be subject to the latest adopted building code and through design the visual impact is minimal to the surrounding area. The project is setback approximately 634 feet from the new right-of-way and provides ample landscaping that will minimize the visual impacts. Additionally, the maximum height of the buildings proposed is at 34 vertical feet. Therefore, there is no impact anticipated with this project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive project site or buildings, open to public view, due to design features implemented through the project review process and consistency with the Temecula Valley Wine Country Design Guidelines that will minimize all related impacts to a less than significant levels. Therefore, there will be a less than a significant impact anticipated with this project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

a) According to Map My County, the project site is located approx. 18 miles away from the Mt. Palomar Observatory; which is inside of the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains regulations for projects located within Zone B. This proposed project will comply with all applicable sections of Ordinance No. 655, including light usage and shielding, and its impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project will not 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 levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away to minimize impacts to surrounding wineries and in particular residential dwellings or uses. Light created from potential increased traffic to the site may increase. Project lighting will be shielded from the neighboring residential properties per the buildings elevation features/layout and the centralized designed layout of the project site. The closest residential dwelling to the project site is approx. 530 feet away. Ordinance No. 655 contains approved materials and methods of installation, definition, and general requirements; requirements for lamp source and shielding, prohibition and exceptions. All lighting standards will meet the latest adopted County of Riverside Building and Safety standards and the latest California Building Code (CBC). Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located on the General Plan Figure OS-2 "Agricultural Resources" as either Unique Farmland or Local Important Farmlands. The project site is also located within the Temecula Valley Wine Country Policy Area – Winery District and is zoned Wine Country – Winery (WC-W), which is considered agricultural zone pursuant to Section 21.3 of Riverside County Ordinance No. 348. The proposed project will introduce additional uses in relation to vineyard farming (wine tasting, wine production, and a winery hotel), most of the property will still be used for vineyard farming. No conversion to a non-agricultural use will occur or would be allowed with a farming operation of a vineyard. Therefore, a less than significant impact will occur as a result of the proposed project.

b) The project site is currently within the Temecula Valley Wine Country Policy Area – Winery District and is zoned Wine Country – Winery (WC-W), which is considered agricultural zone pursuant to Section 21.3 of Riverside County Ordinance No. 348. Additionally, the project site is located within Rancho California Agricultural Preserve No. 22 (Map No. 365), having being added to this preserve on February 10, 1976 with the adoption of Map No. 365; a land conservation (Williamson Act) contract was executed for Map No. 365, which included the project site, and took effect as of January 1, 1976 (Instrument No. 1976-24975). However, currently the project site is not restricted by an effective Williamson Act contract, since a Notice of Nonrenewal (Instrument No. 2003-730895) was filed in September 2003 for the site. Therefore, the contract non-renewed for this site on December 31, 2013.

Due to the existing agricultural preserve on the site, the project applicant has also filed (1) an application to delete (diminish) approximately 2.724 acres of the project site from the Rancho California Agricultural Preserve No. 11 (being the area within the project site that will not include agricultural uses, i.e. winery, etc.); and (2) an application to enter into a new Williamson Act contract for the balance of the project site, approximately 16.706 acres, that will remain within the agricultural preserve and contain agricultural uses – the required vineyard for the winery. If the abovementioned portion of the agricultural preserve is diminished, as described above, less than significant impacts will occur because the winery is consistent with the existing zoning, the majority of the project site will contain vineyards (75 % net acres required), and the area associated to non-agricultural uses will no longer be subject to an agricultural preserve. Therefore, a less than significant impact will occur as a result.

c) The project site of an existing vineyard will be developed, expanding on the vineyard farming to include wine tasting, wine production, and a winery hotel. These associated uses will be in conjunction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with and are allowed only with the continued operation of the vineyard farming. These additional use are within 300 feet of agriculturally zoned properties; many which also have various wineries and associated winery activities on them. Therefore, a less than significant impact will occur as a result of the proposed project.

d) The project site is currently being farmed. The proposed project will expand upon the existing vineyard, additional uses (wine tasting, wine production and a winery hotel); consistent with the General Plan and the Temecula Valley Wine Country Policy Area – Winery District. No conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use as the project site will still consist of over 16 acres of vineyard farming on site. Therefore, a less than significant impact will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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. Therefore, there will be no impact.

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality Impact Analysis, dated April 2015, prepared by PCR Services Corporation; for a similar winery and wine country hotel.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan Amendment but is not considered a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

The proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis performed by PCR Services Corporation for a winery and wine country hotel; plus also restaurants and outdoor events, will be used in this analysis for reference. In this analysis, the California Emissions Estimator Model (CalEEMod) was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates. The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference winery and wine country hotel; plus restaurants and outdoor events. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2018	44	134	224	<1	24	12
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	Yes	No	No	No	No

Source: PCR Services Corporation, April 2015

The reference project is 15 times larger in size based on building area and scope compared to the proposed project's (213,444 square feet for the reference project and 27,948 for the proposed project). Whereas the reference project's emissions exceed the SCAQMD threshold of 100 lbs/day for NO_x, the proposed project's smaller size and scope would be anticipated to result in a relatively proportional decrease in the amount of NO_x emissions to approximately 17 lbs/day to fall below the NO_x threshold. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference project. Based on the results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	29	<1	<1	<1	<1	<1
Energy Sources	1	5	5	<1	<1	<1
Mobile Sources	7	23	89	<1	15	4
Total Emissions	37	28	94	<1	15	4
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: PCR Services Corporation, April 2015

The project as proposed would be anticipated to have similar or reduced emissions analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is St. Jeanne De Lestonnac School located at 32650 Avenida Lestonnac, Temecula, CA 92591 at approximately 1.62 miles southwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors (residences) which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA as is the reference project.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Short and Long Term Construction LST Emissions identify the emissions during construction at residential lots 2 through 5 to the west of the reference project away are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

Reference Project On-Site Short Term Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	321	890	4	3
LST Threshold	339	10,000	10.4	10.4
Potential Impact?	No	No	No	No
Source: PCR Services Corporation, April 2015				

Reference Project On-Site Long Term Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	104	807	<1	<1
LST Threshold	339	10,000	2.5	2.5
Potential Impact?	No	No	No	No
Source: PCR Services Corporation, April 2015				

Similar to the analysis on regional emissions, the modeling is based on a larger project area for the reference project compared to the proposed project. Therefore, emissions are anticipated to be less than those of the reference project for the proposed project, or at minimum not be any greater than the reference project. The proposed project is also further from the nearest sensitive receptors (approximately over 400 feet away, a dwelling) compared to the reference project. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 6), approximately 18 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors

Mitigation: No mitigation is 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?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Adopted June 2003, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is currently planted with a vineyard and was previously entitled for, but did not construct, a winery. There is an agricultural building for the drying, packing, and processing of the cultivated vineyard on site as well. The proposal will disturb approx. 3.03 net acres out of 19.43 net acres for the conversion of the existing agricultural building into the wine tasting & production building, a detached restroom building, and the construction of the winery country hotel with the associated parking. Based on existing use and disturbance currently on site, biological impacts therefore, will have a less than significant impact.

b-c) The proposal will disturb approx. 3.03 net acres out of 19.43 net acres for the conversion of the existing agricultural building into the wine tasting & production building, a detached restroom building, and the construction of the winery country hotel with the associated parking. Based on existing use and disturbance currently on site, 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). The project site is in or partially the Stephen's Kangaroo Rat (SKR) Area that is indigenous to the County of Riverside. The project has been conditioned for prior to grading issuance and/or building permit final for payment of the SKR fee. Therefore, the project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impact will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, EIC record search ST4315.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by Jean Keller in 2007 and in December 2017, a field visit to verify these results by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Details can be found in PDA04272: "A Phase I Cultural Resources Assessment of Plot Plan 22575", authored by Jean Keller and dated May 2007. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, On-site Inspection, EIC records search ST4315.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by Jean Keller in 2007 and in December 2017, a field visit to verify these results by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Details can be found in PDA04272: "A Phase I Cultural Resources Assessment of Plot Plan 22575", authored by Jean Keller and dated May 2007. Therefore, there will be no impacts to archaeological resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<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) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-gran contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a moderate potential for liquefaction. Adherence to CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote. According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site has minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. As noted in comments from geological or geotechnical report (GEO02561) provide by the applicant, landslide debris was not observed during their subsurface exploration and no ancient landslides are known to exist on site. The proposed remedial grading will diminish the potential for collapse, hydro-consolidation, slope instability and/or settlement. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

14. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" and Geotechnical/Geological Study prepared by Earth-Strata Geotechnical Services, Inc. (dated: March 3, 2017 and September 13, 2017).

Findings of Fact:

a) According to GIS database, the project site is located in an area with susceptible subsidence, and the Geotechnical study (GEO02561) performed by Earth-Strata Geotechnical Services, Inc., indicated that the area encountered artificial fill, alluvium, and bedrock of the Pauba Formation were found. The report also suggests that the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented fill, should continue until firm competent alluvium or bedrock is encountered. Grading should be conducted in accordance with the local codes. Furthermore, remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. Keyways are required at the toe of all fill slopes higher than 5 feet and steeper than 5:1 (h:v), and should be a minimum 10 feet wide and 2 feet into bedrock, as measured on the downhill side. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

15. Other Geologic Hazards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Materials, Building & Safety - Grading Review

Findings of Fact:

a) The project site is generally flat land with gentle slope present on the northern section of the site. The proposed vineyard/ winery facility will not change topography or ground surface relief features. Therefore, the project will have a less than significant impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore, there will be no impact.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The Project will be connecting to sewer. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

17. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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where sewers are not available for the disposal of waste water?

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

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

c) The project is for the installation of a winery and associated facilities. The project will be connected to sewer. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed project is not located in the vicinity of a stream or lake and will not alter nor change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The closest river, stream, or lake is Lake Skinner; approximately 2.88 miles away to the north. The project will have no impact.

b) The proposed project is not likely to increase in water erosion either on or off site; as the project is incorporating three (3) infiltration basins within the existing vineyard, with any remaining water flow to filter to Calle Contento. Therefore, the project will have a +less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a conditions of approval has been applied to this Project requiring all necessary measures to control dust during construction. With such compliance, the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Riverside County Climate Action Plan, Greenhouse Gas Analysis, dated 9/27/10, prepared by Urban Crossroads for a similar project within wine country area.

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

No project specific greenhouse gas analysis was performed for this project. However, similar to air quality, other studies have been performed in the area that could be utilized as a reference to compare the project to. A similar winery project consisting of a wine tasting/production building and winery villas was used in the air quality analysis will be used for greenhouse gas reference. In this reference project, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the Project is approximately 2,217.75 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	7.14	0.09	0.66	7.89
Area Sources	75.37	0.04	0.61	76.02
Energy Sources	231.39	0.20	0.81	232.40
Mobile Sources	1,856.29	1.06	18.41	1,875.76
Waste Sources	--	24.00	--	24.00
Water Usage	1.67	1.4E-03	4.7E-03	1.68
Total Project Emissions	2,217.75			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads dated September 2010				

The project as proposed would be anticipated to have similar or reduced emissions analyzed in this reference greenhouse gas analysis. Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Project will result in the conversion of the existing metal building into the wine tasting/wine production building; plus the construction of a 2 story Wine Country Hotel with thirty-nine (39) units. The Project will not introduce activities that will cause substantial hazard to the public. Operations associated with a winery (cultivating, crushing, processing grapes into wine, fermentation; farming of the grapes, and cleaning equipment will not present a substantial health risk to the surrounding neighbors or the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not 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 because as mentioned in section 22a, the Project will not engage in reasonably foreseeable activities with risk of upset or accident conditions involving the release of hazardous materials into the environment. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
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-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is the French Valley Airport which is located approximately 3.69 miles northwest of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. The closest airport is the French Valley Airport which is located approximately 3.69 miles northwest of the project site.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. The closest airport is the French Valley Airport which is located approximately 3.69 miles northwest of the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<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 located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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787, CFC, and CBC. This is a standard condition of approval and is not considered mitigation under CEQA. This impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project will develop approximately 3.03 acres out of 19.34 acres for the construction of the winery tasting room/wine production building, restroom building, winery hotel building(s) with a manager's units, and associated parking. Through this process, the site will alter the drainage from its current natural flow to Calle Contento. Water will drain from the proposed buildings into infiltration basins located within the existing vineyard. The water will irrigate the vineyard crop and further drain down towards Calle Contento as well. However, the project will have to meet the latest Water Quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Management Plan (WQMP) standards and Best Management Practices (BMP) standards. With such regulations in place, it will not violate any water quality standards or waste discharge requirements.

The project will incorporate WQMP and BMP measures that will meet the latest adopted criteria. Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. The closest river or stream or body of water is Lake Skinner; approximately 2.88 miles away to the north. Therefore, there is less than significant impact anticipated.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Data reviewed places current groundwater levels at approximately 331 feet below existing ground surface. Groundwater is not anticipate to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of the winery will not interfere with any groundwater supply. Therefore, less than significant impacts will occur Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not substantially increase flow rates on downstream property owners as the water will be captured by the infiltration basins or existing facilities along Calle Contento. Therefore, no new flood control facilities or water quality mitigation will be required. However, the project has been conditioned by Flood Control to pay the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) fee to address the projects incidental impact to existing drainage facilities. This is a standard condition of approval from Flood Control for ADP fees and is not considered mitigation under CEQA. This impact is considered less than significant.

e) The project site is located partly within a 100 year flood zone. No housing is proposed within the 100 year flood zone which is located at the lower quarter section of the subject property along Calle Contento. The project will consist of a winery, wine country hotel with a manager's unit attached; but its construction is approximately 360 plus feet away from the 100 year flood zone area. Therefore, the project shall not 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. No impact will occur.

f) The project site is located partly within a 100 year flood zone. All construction and structures for the winery are located outside the 100 year flood zone by approximately 310 feet. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. No impact will occur.

g-h) The project will not substantially degrade water quality, but will include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Three (3) infiltration basins will be installed for the proposed project with water treated on site either by absorption into the ground or transferred to and through the existing vineyard on site. The operation of these BMP will not result in significant environmental effects (e.g. increased vectors and odors). Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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 checked="" type="checkbox"/>	<input 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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Because of the limited development of the project site, that will generally maintain the drainage patterns, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will incorporate infiltration basins within the existing vineyard and will continue to allow water to drain towards Calle Contento. Also the project will pay ADP fees that will go towards existing drainage facilities. Therefore, the project will have less than significant impact.

b) Based on the proposed size of development of the project site that has a limited area of impervious area comparable to the entire site area, the project will not result substantially in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as no levees or dams are within the area of the project or its surrounding properties. Therefore, the project will have less than significant impact.

d) Because of the limited development of the project site that has a limited area of impervious area comparable to the entire site area, the project will not cause changes in the amount of surface water in any water body. The closest body of water is Lake Skinner which is approx. 2.88 miles away. Therefore, no impact should occur.

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

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

26. 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: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Agriculture: Agriculture (AG: AG) in the Southwest Area Plan. It is also located within the Wine Country Policy Area; within the Winery District. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and not in the sphere of influence of City of Temecula. Therefore, the project will not be inconsistent with the cities land use designation or zoning designation. Therefore, the will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. 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 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"/>

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

Findings of Fact:

a-b) The current zoning classification of the project site is Wine County-Winery (WC-W) which allows for wineries as a permitted uses. The project site is surrounded by properties which are zoned Citrus/Vineyard – 20 Acre Minimum (C/V-20), Citrus/Vineyard – 10 Acre Minimum (CV-10), and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Citrus/Vineyard (C/V) to the east, west, and south. The property to the north is zoned Residential Agricultural – 5 Acre Minimum (R-A-5). The project is consistent with the existing zoning of the project site and is compatible with the surrounding area's zoning too. Both the WC-W and R-A zones allow for farming operations of crops, orchards, groves, and vineyards. The project site will have 16.4 acres of vineyard planting (75% planting as required per the Temecula Wine Country Policy Area) for a winery project. Also besides residential dwellings along Calle Contenido, prior to the project site, there are existing wineries (Alex's Red Barn, Longshadow, and Lumiere wineries to name a few) as well. Therefore, the project will have a less than significant impact.

c) The General Plan designation for the properties east, west, and south from the project site is designated as Agriculture: Agriculture (AG: AG). The general plan designation for the property to the north is Rural Community – Estate Density Residential (RC-EDR). The proposed project of a Class V winery consisting of a wine tasting/wine production building, restroom building, and a wine country hotel with manager's unit attached is consistent with the existing general plan designation and existing commercial developments along Calle Contenido; which consist of other various (Alex's Red Barn, Longshadow, and Lumiere wineries) to name a few. Furthermore, the project site is within the Temecula Wine Country Policy Area and within the Winery District section of the Policy. Additionally, to the north in the Rural Community – Estate Density Residential, limited agricultural is expected and encouraged. These two General Plan designations neighbor each other and provide similarities, with design consideration to co-exist. The proposed project has been designed to have the winery uses centralized on site with providing over 200 feet from property lines; and with no wedding venues or outdoor uses or events on site, disturbances to neighbors should be limited. As a result, the project will be compatible with existing and surrounding zoning of the area. Therefore, the project will have a less than significant impact.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource 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-6 "Mineral Resources Area"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources since the site is not designed as such. Therefore, no impact will occur.

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 since the site is not designed as such. Therefore, no impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine since no such use is adjacent to the project site. Therefore, no impact will occur.

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

29. 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-20 "Airport Locations," County of Riverside Airport Facilities Map

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

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. The closest airport (French Valley Airport) is located approximately 3.69 miles northwest of the project site. Therefore, there is no impact anticipated.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (French Valley Airport) is located approximately 3.69 miles northwest of the project site. Therefore, there is no impact anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is not located adjacent to or near a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is located adjacent to a Calle Contento. The closest highway is Interstate 15 which is approximately 5.10 miles west from the project site. The next closest freeway is Interstate 215 which is approximately 6.23 miles northwest from the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

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

No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase after project completion, the impacts are not considered significant within the Wine Country Policy Area and within the Winery District. Though the project site is on the edge of the Winery District and Wine Country Policy Area and that there are residential dwellings located directly to the north; the closest dwelling is approximately 350 feet or more away from any of the winery structures (closest is the winery hotel). There will be no special occasions or outdoor events on the project site. There may be intermittent outdoor noise from people talking or vehicles, but these would not be anticipated to substantially increase the level of ambient noise to a level that doesn't currently exist from either the other existing wineries or residential dwellings surrounding the project site. Therefore, the project will have a less than significant impact.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the facility will occur mostly within the enclosed structures and will have limited noise (truck engine noise), people talking or vehicles, but these would not be anticipated to substantially increase the level of ambient noise to a level that doesn't currently exist from either the other existing wineries or residential dwellings surrounding the project site. The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent Calle Contento. The expected traffic trips suggest that the noise level would be within the County of Riverside Noise Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards. Therefore with these temporary or periodic noise level, the project will have a less than significant impact.

c) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance. A noise study prepared by Roma Environmental on June 5, 2017, stipulated noise levels with the inclusion of the original proposed winery development of a winery, wine country hotel and a banquet hall for events or weddings. Noise levels with the location of the banquet hall close to residential dwellings was a concern. After the removal of the banquet hall and special occasions (weddings or outdoor events), the levels determined by the study are at or below the County's Noise Standards. Therefore by the current design, use and building layout of the winery structures, the project will have a less than significant impact.

d) The project will not expose people to or generate excessive ground-borne vibration or ground-borne noises, except during the temporary construction development of the project. Once it is developed, no further ground vibrations or noises should occur. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

34. Paleontological Resources

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

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

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a high potential for paleontological resources. The project has been conditioned (Planning.-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Additionally, the proposed Project will be located on a site which is already disturbed and built-up. Thus, the proposed Project would have a less than significant impact due to the existing conditions on the Project site and conditions imposed on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is a request to construct and operate a vineyard and winery facility with a wine country hotel with manager's unit. The project will be constructed on an existing Wine Country-Winery zoned lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will employ few workers as the project will be mainly operated by the property owners and family. The project will have no significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. Currently the subject property has no residential dwelling on it. The project will have no significant impact.

d) The project will not be located in a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The proposed Project will ultimately result in the construction of a winery and wine country hotel. The land use designation for the project site is Agriculture, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The proposed project does not include housing. This project will not result in a population growth that will be inconsistent with the General Plan. Existing infrastructure and road improvements will remain as is, with acceleration and deceleration lanes included. This is to ensure that existing residences within the vicinity of the site are not impacted and the project adequately serve customers. This project not induce a population growth into the area that is not anticipated. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

a) The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project is closest to both the French Valley Fire Station No. 85 located approximately 4.20 miles northwest of the Project site at 37500 Sky Canyon Dr. #401 and the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approx. 4.10 miles away. Thus, the Project site is adequately served by fire protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located approximately 4.07 miles northwest of the Project site at 30755 Auld Rd. Thus, the Project site is adequately served by sheriff protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered sheriff station facilities, and would not exceed applicable service ratios or response times for sheriff protection services. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Unified School District, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project is a winery facility and vineyard. The closest school is a private school, St. Jeanne De Lestonnac School which is 1.77 miles from the Project site. Also TVUSD School, Vintage Hills Elementary School, is 2.46 miles away. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The Project is a winery facility and vineyard. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Rd. approximately 4.10 miles away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The Project is a winery facility and vineyard. The closest health services facility is the Temecula Valley Hospital approximately 4.40 miles away. No housing, which could increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes a Class V Winery with a wine country hotel. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment as there is no permanent residential dwellings a part of the project. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Again as stated above in section 41a, there are no permanent residential dwellings a part of the project. The project will have no significant impact.

c) The project is located within a County Service Area No. 149 (Wine Country). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) The project will preserve a 14 foot trails easement proposed along Calle Contento. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

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				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and freeways, pedestrian and bicycle paths, and mass transit?				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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: Riverside County General Plan

Findings of Fact:

a) The project is along the eastern portion of Calle Contento (a County Collector Road with a 74 ft. road right of way (R-O-W)). From the centerline of Calle Contento, the road width is 44 ft. The proposed grading and construction activities may require the transport of equipment to and from the project site, and may result in minor related circulation activities, during the short-term. However, the proposed project which will ultimately result in the conversion of an existing building into a winery and the construction of a wine country hotel. The project was not required to provide a Traffic Management Plan (TMP) by the Transportation Department as it was anticipated that less than 100 peak hour trips to the area and regional transportation system (based on total number of employees, operation hours, and hotel) would occur. All improvements constructed per County of Riverside standards and/or fair-share contribution impact fees would address the new trip generation from the proposed project. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Therefore, the impact is considered less than significant.

b) The project will not 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. As stated previously above, the project was not required to provide a TMP. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e) The development of the proposed project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. A driveway currently exists providing the project site with ingress and egress and comply with the allowable slope percentage to ensure safety. The existing roadway providing access to the project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Therefore, no impact will occur.

f) The development of the project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed project a winery and wine country hotel will have short- term impacts occurring on the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will insure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) The project will not cause inadequate emergency access or access to nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed project without requiring additional emergency access or secondary access through other uses. The project will have no impact.

i) The project site will not 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. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) The project will preserve a 14 foot trails easement proposed along Calle Contento. The project will have no impact. Non-motorized vehicle access to the site is available through said easement. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 28, 2017. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. There was no response from the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians or the Ramona Band of Indians. The Pala Band deferred to Tribes located nearer to the project.

Consultation was initiated with Pechanga on October 11, 2017. The Pechanga Band of Indians provided information that the project area is within their traditional use area and that the area is sensitive to the tribe.

No tribal cultural resources were identified by the Tribe and there will be no impact to tribal cultural resources because there are none present. Therefore there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

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

Source: Department of Environmental Health Review, Project Materials

Findings of Fact:

a-b) The project is currently served by Eastern Municipal Water District (EMWD) for irrigation of the existing vineyard. Water Quality Management Plans associated with the Santa Margarita watershed and sewer plans provided to EMWD by the applicant were provided. The proposed project has been conditioned by Environmental Health and Transportation Departments to meet current water availability needs. These are standard conditions of approval and are not considered mitigation for CEQA. The project is anticipated not to 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 project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Project Materials

Findings of Fact:

a-b) The project is currently on underground septic waste water system. With this proposal, the project will connect to sewer with the approval of the County of Riverside Environmental Health & permits by the Building & Safety Departments. 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 project will have a less than significant impact.

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
48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Riverside County General Plan, Riverside County Waste Resources Department

Findings of Fact:

a-b) According to the Riverside County Waste Resources Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project has been conditioned through Waste Resources to submit a Waste Recycle Plan prior to building permit issuance and a final report upon conclusion prior to final of the building permits. 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 will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. 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: Riverside County General Plan

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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?

Source: Staff review, Project Application Materials

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, as per sections 7 through 9 of this Environmental Assessment Initial Study. There will be no impact.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. As demonstrated in Sections 1 – 50 of this Environmental Assessment Initial Study. As illustrated in the EA the project will not have any impacts that cannot be reduced to less than significant with appropriate and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed project of a winery hotel is considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along Calle Contento are existing wineries. There will be no impact.

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: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURAL PRESERVE
TECHNICAL ADVISORY COMMITTEE REPORT**

Preserve Name & No.: Rancho California Agricultural Preserve No. 22 Map No. 365
Applicant's Name: Akash Patel Date Received: 6.19.17
Address: 31700 Abruzzo Street, Temecula, CA 92591 Supv. Dist.: Third

1. **Planning Department**

- A. Type of Application: _____ Establish _____ Enlarge
_____ Disestablish X Diminish
(No Cancellation of contract necessary)
- B. Acreage: 2.724 acres (total site acres: 19.43 gross)
- C. Cities within 1 mile: Temecula
- D. Existing Zoning: Wine Country - Winery (WC-W)
- E. Existing Land Use: Agriculture
- F. General Plan Land Use: Agriculture: Agriculture (AG: AG)
- G. General Location: North of Rancho California Road, south of Vista del
Monte/Vino Way, west of Anza Road, and east of Calle
Contento.

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
2.7 AC. / Wine grapes
2016 value = - 3,650/AC.
- B. Number and type of livestock: None

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Yes
- B. Availability of irrigation water: Yes
- C. Nuisance effects: No

4. **Natural Resource Conservation Service**

- A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)
HCC Hanford coarse sandy loam class II

Greenfield Sandy loam class II
RmE3 Ramona sandy loam VI
RnE3 Ramona sandy loam VI
Arlington fine sandy loam IV

- B. Comparison of soil acreage (estimated):
65% class II
5% class IV
30% class VI
- C. Has a Soils Conservation Plan been prepared for this property? No
- D. Soils problems: Erosion

5. **Assessor**

- A. Last annual assessed valuation: \$1,059,806
- B. Estimated annual assessed valuation: \$201,322
- C. Estimated differential: \$858,484 (Or <\$12,735>)
- D. Penalty fee (if applicable): N/A
- E. Assessor's parcel numbers, acreage and owner's names:
943-210-012
19.43 Acres: 2.72A. Diminished & 16.71 A. in Preserve
Patel, Harshadray D.
Patel, Nalini
Patel, Akash Harshdray
- The parcel is on Calle Contento. It appears to be vineyard land.

6. **County Counsel**

7. **Committee recommendation on application:** Yes Acceptable Not acceptable

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) evaluated the proposed diminishment of the agricultural preserve on the subject site. The purpose of this evaluation was to determine if the proposed diminishment is consistent with the purpose of the Land Conservation Act of 1965. Based on its evaluation, CAPTAC could make the five findings necessary to conclude that the proposed diminishment is consistent with the Land Conservation Act of 1965 (Act). Based on its findings, CAPTAC concluded that the proposed

cancellation **is** consistent with the Land Conservation Act of 1965 and, as a result, CAPTAC is recommending that the Riverside County Board of Supervisors **grant** the proposed diminishment. CAPTAC affirmed **five** of the five findings necessary to conclude that the proposed diminishment **is** consistent with the Act. Therefore, CAPTAC made the following findings, pursuant to Section 605(4) of Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526):

I. Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].

An Application for Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department and deemed complete on September 2, 20003. The Notice of Nonrenewal was recorded by the Riverside County Clerk-Recorder on September 19, 2003 as Instrument No. 2003-730895.

II. Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.

No cancellation is required or being proposed.

However, the diminishment (AG No. 1070) is proposing to delete approximately 2.724 acres of 19.43 acre project site, which is about 14% of the project site's area and about 2% of the Rancho California Agricultural Preserve No. 22's total area (111.33 gross acres). The balance of the project site will remain in agricultural preserve, under a land conservation contract if AGN No. 192 is approved; AGN No. 192 is a request to enter into a land conservation contract for the project site. Additionally, the proposed alternative use (winery) on the diminished area will encourage and necessitate agricultural uses (vineyards) on the site and in close proximity, and the project site is located within the Temecula Valley Wine Country Policy Area - Winery District (Winery District), which promotes the winery industry and tourism while maintaining the areas agricultural and rural nature. Therefore, the diminishment of a portion of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

III. Whether the proposed alternative use of land is consistent the provisions of the County General Plan.

The proposed alternative use: Class V Winery, including wine production and tasting, a winery hotel, and recreational areas; the use will not include a restaurant or a special occasion (weddings or outdoor events) facility. The project site is located within the Southwest Area Plan (SWAP), within the Temecula Valley Wine Country Policy Area (Policy Area), with a land use designation of Agriculture and zoning classification of Wine Country - Winery (WC-W). The project must develop in compliance to the Policy Area and zoning classification. Additionally, the proposed winery is permitted under the WC-W zone with an approved entitlement, therefore, making it consistent with the policies for the Winery District. Therefore, with an approved entitlement, the proposed use may be found consistent with the provisions of the County

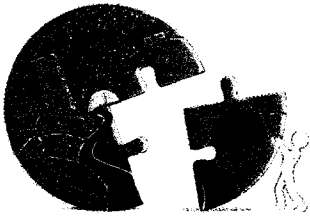
General Plan.

IV. **Whether the cancellation will result in discontinuous patterns of urban development.**

The project site is within the Winery District, which promotes wineries. In fact, there are approximately 50 entitlements for wineries in this district, and the project is surrounded by several approved wineries (built) to the west, east, and south. Furthermore, the project site's northern boundary serves as a terminus point of the Winery District, which means that the development pattern will end after the project site, as rural residential development continues after that point to the north. Therefore, the exiting pattern of development will be maintained and will be contiguous.

V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

The project site itself is noncontracted. Therefore, the project site itself is suitable land for the proposed alternative land use.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: April 24, 2018
TO: Board of Supervisors
FROM: Russell Brady, Project Planner
RE: Item 18.2 – Public Comments

Since completion of the Form 11 package, staff has received the attached additional comments in support of the proposed project for consideration by the Board of Supervisors.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Flores, Robert

From: Raj Gorajia <rgoraj@gmail.com>
Sent: Sunday, April 08, 2018 11:58 AM
To: Flores, Robert
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

To,

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,



--

Thank you for staying connected.

Sincerely,
Raj Gorajia
Cell: (714)235-3940
Email:rgoraj@gmail.com

Flores, Robert

From: Ray Gokaldas <gastrogokaldas@gmail.com>
Sent: Sunday, April 08, 2018 4:05 PM
To: Wheeler, Timothy
Subject: Hearing

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners


RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

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Sincerely,


8103 Coventry Circle
Whittier Ca 90605
Gastrogokaldas@gmail.com

Sent from my iPhone

Flores, Robert

From: Bipin Patel <hqprinters@gmail.com>
Sent: Monday, April 09, 2018 11:12 AM
To: Wheeler, Timothy
Subject: Subject: Hearing

To:
Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant


Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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--

HQ Printers
174 Excelsior Way
Upland, Ca 91786

(909) 982-2516

Cell: 951-491-1142

<http://rivcodistrict3.org/>

From: Pramod Multani [<mailto:pramod.multani@gmail.com>]

Sent: Monday, April 9, 2018 1:59 PM

To: Balderrama, Olivia <OBalderrama@RIVCO.ORG>

Subject: Akash Winery project in Temecula

Supervisor Chuck Washington

c/o Olivia Balderrama, Legislative Assistant

obalderrama@rivco.org

Riverside County Planning Department

Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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Sincerely,

[REDACTED]
FACC FAAC MAAC FACP (2014)

For Good Health and Longevity

Clinical Professor of Medicine

Western University of Health Sciences and

USC Keck School of Medicine

8333 Iowa Street Suite 200

Downey, CA 90241

W -562 923 1211

F - 562 923 3151

Flores, Robert

From: PRADIP I. BHATT <peter@realestate-lv.com>
Sent: Monday, April 09, 2018 2:02 PM
To: Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert; obalderrama@rivdo.org
Subject: Request Approval of Project AGN 1070 and PP 26225
Attachments: ~~AG No. 1070 PP26225 IN FAVOR.docx~~

We are in FAVOR. Please see attached letter.

Thank You & Warm Regards,

~~PRADIP I. BHATT~~

Commercial Realtor since 2007
Realty ONE Group
Email: peter@realestate-LV.com
Cell: (702) 845-5462

April 5, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Pradip J. Bhatt

~~Pradip (Peter) Bhatt~~
2846 N. Kingsgate Dr.
Orange, CA 92867
peter@realestate-lv.com

Flores, Robert

From: Raymond Rai <raymondrai54@gmail.com>
Sent: Monday, April 09, 2018 3:40 PM
To: Flores, Robert
Subject: Agriculture Number 1070 & Plot Plan 26225

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,


raymondrai54@gmail.com

Flores, Robert

From: Divyang Trivedi MD <allergist@hotmail.com>
Sent: Monday, April 09, 2018 4:30 PM
To: obalderrama@rivdo.org; iross@rivco.org; Wheeler, Timothy; Brady, Russell; Flores, Robert
Subject: AG NO. 1070 PP26225 IN FAVOR
Attachments: AG No. 1070 PP26225 in favor.pdf

D. [REDACTED] MD (Allergist)

Allergy Asthma Sinusitis Medical Clinic Inc.

Allergy Asthma Sinusitis Specialist For All Age Groups

Web: www.8004Asthma.com

11832 East Rosecrans Ave., Suite 200, **Norwalk**, CA 90650

180 W. Willow Street, **Pomona**, CA 91768

Tel: **800-4-Asthma**, 562-864-4500

Fax: 1-714-283-3293

April 5, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivdo.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,



Your Name

~~Diego J. Treviño~~ M D

Address

2846 N. Kingsgate Drive

City

Orange, CA 92867

Email

Allergist@hotmail.com

Flores, Robert

From: Naval Sodha <naval.sodha@yahoo.com>
Sent: Monday, April 09, 2018 7:27 PM
To: Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert; Balderrama, Olivia
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

To,

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,



Naval.sodha@yahoo.com

Flores, Robert

From: Hank Patel <hankpatel2@gmail.com>
Sent: Monday, April 09, 2018 8:24 PM
To: Balderrama, Olivia; Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert
Subject: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

To,

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Your Name: 
Your Email: Hankpatel2@gmail.com

Flores, Robert

From: Janine <Janine@mauricecarriewinery.com>
Sent: Tuesday, April 10, 2018 1:58 PM
To: Wheeler, Timothy
Cc: 'Akash Patel'
Subject: AG No. 1070 PP26225
Attachments: Akash # 1070 PP26225.pdf

Hello,

Please find the attached letter of my support of The Akash Family Winery project plan in Temecula, CA.

Thank you,

~~Janine~~

Accounting Manager
Maurice Car'rie Winery
34225 Rancho California Road
Temecula, CA 92591
Phone (951) 676-1711
Fax (951) 676-8397
janine@mauricecarriewinery.com

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivdo.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,



[REDACTED]
Accounting Manager
Maurice Car'rie Winery
34225 Rancho California Road
Temecula, CA 92591
janine@mauricecarriewinery.com

Flores, Robert

From: rick diviesti <rickdvst@gmail.com>
Sent: Tuesday, April 10, 2018 2:06 PM
To: Wheeler, Timothy
Cc: akash@akashwinery.com
Subject: Akash Winery Project Approval
Attachments: ~~AGN 1070 PP26225 in favor - RD.doc~~

Tim,

I support and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country. attached is my formal support.

Thanks,

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org hwheeler@rivco.org rbrady@rivco.org rflores@rivco.org


RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contenido, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,


Rick Dvst
32210 Via Cordoba
Temecula, CA 92592
Rickdvst@gmail.com

Flores, Robert

From: Jill P. Hardy <jill@askhardy.com>
Sent: Tuesday, April 10, 2018 2:15 PM
To: Wheeler, Timothy
Subject: Agricultural No. 1070 and Plot Plan 26225
Attachments: ~~1 AG No. 1070 PP26225 in favor.docx.pdf~~; ~~2 AG No. 1070 PP26225 in favor.docx.pdf~~; ~~3 AG No. 1070 PP26225 in favor.docx.pdf~~

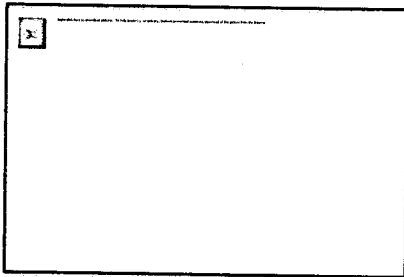
Please see attached letters.



Realtor
Cell: 951 816 9053

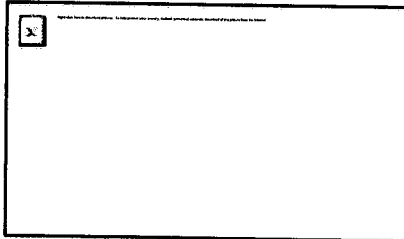
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Short Sales and Foreclosure Resource (SFR)

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*Some Conditions May Apply.

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:



Your Name Paige Hardy Hill

Address 27513 Jimson Cir. Temecula, CA 92591
City
Email paige@askhardy.com

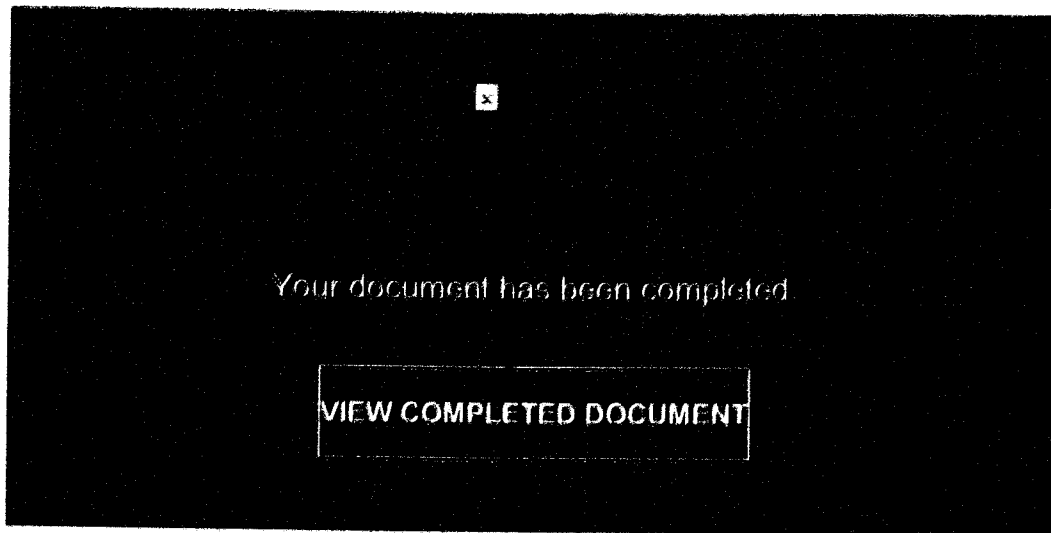
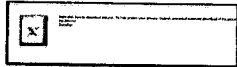
Flores, Robert

From: [REDACTED] dy <jill@askhardy.com>
Sent: Tuesday, April 10, 2018 3:32 PM
To: Wheeler, Timothy
Subject: Fwd: Completed: Please DocuSign: AG No. 1070 PP26225 in favor.docx
Attachments: AG No. 1070 PP26225 in favor.docx

Please include this letter as well!

----- Forwarded message -----

From: DocuSign via DocuSign <doc@docusign.net>
Date: Tue, Apr 10, 2018 at 3:27 PM
Subject: Completed: Please DocuSign: AG No. 1070 PP26225 in favor.docx
To: Jill P. Hardy <jill.therealestatelady@gmail.com>



All signers completed Please DocuSign: AG No. 1070 PP26225 in favor.docx

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:

Steven Hill

Your Name

Address

City

Email

27513 Jimson Circle

Temecula, CA . 92591

stevenjameshill11@gmail.com

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:

Jill P. Hardy

DOB: 08/27/1964
Your Name Jill P. Hardy
Address 30445 Shenandoah Court
City Temecula, CA . 92591
Email jill@askhardy.com

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:



Your Name

Scott Askhardy
30445 Shenandoan Court
Temecula, CA . 92591
scott@askhardy.com

Address

City

Email

Flores, Robert

From: Jayant Patel <rajasimba2@gmail.com>
Sent: Wednesday, April 11, 2018 2:55 PM
To: Flores, Robert
Subject: APPROVAL REQUEST - AGRICULTURAL NO. 1070 AND PLOT PLAN 26225 PROJECT

FROM: Jayant D. Patel, Technical Fellow, The Boeing Company

SUBJECT: APPROVAL REQUEST OF AGRICULTURAL NO. 1070 AND PLOT PLAN 26225 PROJECT

TO: Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

Dear Sir,

As a wine enthusiast and a constituent, I strongly support this subject Project and urge the County of Riverside to approve AGN 1070 and PP 26225 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely yours,

Jayant D. Patel

(Signature on file)

Flores, Robert

From: Wheeler, Timothy
Sent: Thursday, April 12, 2018 9:44 AM
To: Daniel Garcia
Cc: Flores, Robert
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

Mr. Garcia,

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

-----Original Message-----

From: Daniel Garcia [mailto:danielcg138@gmail.com]
Sent: Wednesday, April 11, 2018 7:41 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

April 11, 2018

To,

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant obalderrama@rivdo.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners lross@rivco.org twheeler@rivco.org
rbrady@rivco.org rflores@rivco.org

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

I do hope you are aware of many more of like worded letters come through in the near future as others are eager to show their support.

Sincerely,

Daniel Garcia
3360 Lime St.
Riverside, CA
DanielCG138@gmail.com

Flores, Robert

From: Wheeler, Timothy
Sent: Monday, April 16, 2018 8:16 AM
To: edward Flitcraft
Cc: Flores, Robert
Subject: RE: Akash Winery

Mr. Flitcraft,

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

From: edward Flitcraft [mailto:boobers4@me.com]
Sent: Saturday, April 14, 2018 10:49 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Akash Winery

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

~~Edward Flitcraft~~
24626 Leafwood Dr
Murrieta
boobers4@me.com
Sent from my iPhone

Flores, Robert

From: Wheeler, Timothy
Sent: Monday, April 16, 2018 8:17 AM
To: Anil Shah; obalderrama@rivdo.org
Cc: Iross@rivco.org; Brady, Russell; Flores, Robert
Subject: RE: Agricultural No.1070 and Plot Plan 26225 (the "Project")

Anil Shah,

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

From: Anil Shah [mailto:anilshahmd@hotmail.com]
Sent: Saturday, April 14, 2018 11:39 AM
To: obalderrama@rivdo.org
Cc: Iross@rivco.org; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Flores, Robert <rflores@RIVCO.ORG>
Subject: RE: Agricultural No.1070 and Plot Plan 26225 (the "Project")

April 5, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivdo.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I have known the family of Akaash Winery for the last 15 years personally and in Business. The Patel family is unwaveringly committed to this project. They are a strong family with great family ties and bond and can only support the community culturally and economically.

My family strongly supports this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.


Sincerely,

Anil Shah MD, FACC, FSCAI
5020 E Copa De Oro
Anaheim, CA 92807
714 290 5322
Anilshahmd@gmail.com

Flores, Robert

From: Vogelpohl, James <James.Vogelpohl@wyn.com>
Sent: Monday, April 16, 2018 8:46 AM
To: obalderrama@rivdo.org
Cc: Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert
Subject: Agricultural No. 1070 and Plot Plan 26225 (the "Project")
Attachments: Agricultural No. 1070 and Plot Plan 26225 (the "Project").doc

Thank you for your consideration of these projects

 Vogelpohl, ERME, CHA
Director Franchise Operations
Wyndham Hotel Group
22 Sylvan Way
Parsippany, NJ. 07054
707-290-4223
James.vogelpohl@wyn.com

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April 15, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

For the past 30 years Harshadray (Ray) Patel the petitioner for Agricultural No. 1070 and Plot Plan 26225 (the "Project") has been a dedicated partner with us at Wyndham Hotel Group through his affiliation with Days Inn Worldwide. Mr. Patel has operated an award winning hotel for over 30 years.

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. Tourism revenues have proven to be the cleanest and strongest revenues for all municipalities as visitors come, stay and leave with very little burden on government services.

I urge you to approve the Project and allow these entrepreneurs' to continue their dream to operate a boutique upscale lodging facility for those visitors to our beautiful wine country.

Sincerely,

James Vogelpohl
Director of Operations, Wyndham Hotel Group
22 Sylvan Way
Parsippany, NJ. 07054
James.vogelpohl@wyn.com

Flores, Robert

From: Wheeler, Timothy
Sent: Monday, April 16, 2018 9:09 AM
To: Randy Mellinger
Cc: Flores, Robert
Subject: RE: Akash Winery

Mr. Mellinger,

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? [Click the Link and tell us](#)

From: Randy Mellinger [mailto:mellingerrandy@gmail.com]
Sent: Monday, April 16, 2018 9:01 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Akash Winery

I have been visiting the Temecula Valley wine country since 1981. I spent over 30 years in city planning and administration so I have followed the development of the land use plan for our growing wine country.

The Temecula Valley has become a major destination for the huge LA-San Diego market. After years of legal struggles, the land use plan has provided for many new wineries, resorts and amenities to enhance and expand this destination.

New quality wineries with visitor accommodations are needed to implement the plan and expand the economic engine which the plan envisions.

Infrastructure improvements have opened the way for such projects. Well-designed projects are continuing to put Temecula and Riverside County on the map of wine destinations.

Agricultural No. 1070 and Plot Plan 26225 (the "Project") for Akash Winery represents the plan perfectly.

I will look forward to the County's approval of this project to initiate its development.

**~~_____~~ Mellinger
Hemet, CA**

Flores, Robert

From: Wheeler, Timothy
Sent: Tuesday, April 17, 2018 8:16 AM
To: Flores, Robert
Subject: FW: Agricultural No. 1070 and Plot Plan 26225 (the "Project")
Attachments: Akash.docx

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Uys, Michelle [mailto:michelle.uys@optum.com]
Sent: Tuesday, April 17, 2018 6:25 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: akash@akashwinery.com
Subject: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

See attached document

[REDACTED]
33605 Madera de Playa
Temecula, CA, 92592

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April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Michelle Uys
33605 Madera de Playa
Temecula, CA, 92592
uysafrica@verizon.net

Flores, Robert

From: Wheeler, Timothy
Sent: Tuesday, April 17, 2018 9:44 AM
To: Flores, Robert
Subject: FW: Reference: Agricultural No. 1070 and Plot Plan 26225 (the "Project")
Attachments: AG No. 1070 PP26225 in favor.docx

FYI

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

-----Original Message-----

From: Uys, Dirk CIV NSWC Corona-FLBK, RS42 [mailto:dirk.uys@navy.mil]
Sent: Tuesday, April 17, 2018 9:37 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Reference: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

Dirk Uys

Mechanical Engineer
Expeditionary Systems Evaluation Division
Corona Division, Naval Surface Warfare Center (NSWC Corona)
Detachment Fallbrook (RS42), Bldg. 103
700 Ammunition Rd.
Fallbrook, CA 92028-3187
Ph: 760-822-8864
Email: dirk.uys@navy.mil

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

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Sincerely,

Dirk Uys
33605 Madera de Playa
Temecula, CA 92592
uyswines@verizon.net

Flores, Robert

From: Wheeler, Timothy
Sent: Monday, April 23, 2018 9:54 AM
To: bag99
Cc: Flores, Robert
Subject: RE: Akash Winery
Attachments: Screenshot_20180417-182334.png

~~Leo Walter~~

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

From: bag99 [mailto:bag99@aol.com]
Sent: Tuesday, April 17, 2018 6:25 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Akash Winery

Sent from my T-Mobile 4G LTE Device

April 10, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

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Sincerely

Led Walter
32110 Cala Torrente
Temecula Ca 92592
bag99@aol.com

Flores, Robert

From: Kristen Potter <kristenapotter@gmail.com>
Sent: Wednesday, April 18, 2018 11:27 AM
To: obalderrama@rivdo.org; Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Kristen Potter


Kristen Potter

41398 Pine Tree Circle

Temecula, CA 92591

Email – Kristenapotter@gmail.com

Flores, Robert

From: Wheeler, Timothy
Sent: Monday, April 23, 2018 10:01 AM
To: Gary Van Roekel; obalderrama@rivdo.org; Ross, Larry; Flores, Robert
Cc: akash@akashwinery.com
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 - IN FAVOR OF THE PROJECT

Mr. Van Roekel,

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

From: Gary Van Roekel [mailto:gary@mauricecarriewinery.com]
Sent: Friday, April 20, 2018 10:27 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; obalderrama@rivdo.org; Ross, Larry <LROSS@RIVCO.ORG>
Cc: akash@akashwinery.com
Subject: Agricultural No. 1070 and Plot Plan 26225 - IN FAVOR OF THE PROJECT


RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

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The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country. The Akash Family are outstanding individuals and have been a pleasure to work with as a neighbor and customer. We strongly support their vision to be a quality addition to wine country.

Sincerely,


General Manager
Maurice Carrie Winery
34225 Rancho California Rd.
Temecula, CA 92591
951-676-1711 ext 124
c-949-235-1074

Flores, Robert

From: Wheeler, Timothy
Sent: Monday, April 23, 2018 5:23 PM
To: renato@mauricecarriewinery.com
Cc: Flores, Robert
Subject: FW: Agricultural No. 1070 and Plot Plan 26225 (the "Project")
Attachments: AG No. 1070 PP26225 in favor.pdf

Renato Sais,

Thank you for your email. I will include it within the report package for Plot Plan No. 26225 when I take it to hearing.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060


How are we doing? Click the Link and tell us

From: Renato [mailto:renato@mauricecarriewinery.com]
Sent: Monday, April 23, 2018 2:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

Hi

Please see on attached file.

Thank you,


Master Winemaker and Vineyard Director
Maurice Car'rie Winery
34225 Rancho California Road
Temecula, CA 92591
Cell (951) 595-2869
Fax (951) 676-8397
renato@mauricecarriewinery.com

April 23, 2018

Supervisor Chuck Washington
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivdo.org

Riverside County Planning Department
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners
lross@rivco.org twheeler@rivco.org rbrady@rivco.org rflores@rivco.org

RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country. I am a winemaker in the valley, and I believe that they truly want to do things correctly for the industry and for this Temecula Valley, creating good wines, building a solid reputation, therefore, helping build a solid reputation for the area.

Sincerely,

Renato Sais
Winemaker
Maurice Carrie Winery
34225 Rancho California Rd
Temecula, Ca 92591
renato@mauricecariewinery.com