

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



ITEM
21.1
(ID # 8619)

FROM : TLMA-PLANNING:

MEETING DATE:

Tuesday, March 12, 2019

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING for FAST TRACK NO. 2017-03 on TENTATIVE TRACT MAP NO. 37377, CONDITIONAL USE PERMIT NO. 3719, and NOISE EXCEPTION NO. 1800003 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Standard Temecula, LLC – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) and Rural Residential (RR) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 635.73 Gross Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: Tentative Tract Map No. 37377, to subdivide approximately 631 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision with lots ranging from 1 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision with lots ranging from 10.01 gross acres to 20.47 gross acres; 3) a 2 gross acre community center lot; 4) a 126.62 gross acre lot for a Class VI Winery; 5) 7 open space lots and 2 lots consisting of a realignment/subdivision monument lot and a water reservoir lot. Conditional Use Permit No. 3719 proposes a Class VI Winery in 5 Master Plan Areas. Area 1-a winery with wine tasting, retail sales, and a picnic/outdoor kitchen; barrel storage buildings, and an administration building. Area 2-a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3-a marketplace consisting of 2 specialty restaurants, a private lounge, a wine retail/event hall building with outdoor areas. Area 4-a 3-story, 247 guest room hotel with 4 vineyard suites, a restaurant, 2 pools, spa/fitness center with yoga area, and a salon. Area 5-an event center with 2 ballrooms, a reception hall, and 3 meeting rooms. Noise Exception No. 1800003 has been applied for in relation to the special occasion facility to allow for continuous events. [Applicant Fees 100%.]

Continued on page 2


ACTION:Policy


Charles Leach, Assistant TLMA Director 3/5/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 12, 2019
xc: Planning

Kecia Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT the **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43043**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 37377, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3719, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE NOISE EXCEPTION NO. 180003, based on the findings and conclusions in the initial study, attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

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:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On January 27, 2015, a Class VI Winery with a Wine Country Resort was applied for (CUP No. 3719). The Conditional Use Permit ('the Winery Project') had a development committee review in 2015, detailing a multi-faceted resort concept with a winery, wedding venue, a hotel retail center with a grocery store and ice cream shop, a hotel with villas, an event center and golf course. After receiving comments from a second review from various departments and discussions regarding the removal of the golf course and grocery store from the Winery Project, the applicant went through a time period of adjusting and redesigning the winery resort proposal as a whole. The applicants returned around December 2016 with revised and updated plans for the proposed Winery Project. The submitted revised Winery Project plans now consist of a winery, wedding pavilion, a marketplace area with restaurants, private lounge and winery retail area, a 3-story resort hotel with 4 vineyard suites, spa-massage-salon amenities, and an event center. New reviews and discussions with the applicants regarding the Winery Project occurred with special attention given to the required vineyard planting layout and total resort hotel height.

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

On July 26, 2017, the applicant came in with a new tentative tract map subdivision (TR37377) to replace their existing approved tentative tract map subdivision (TR34466) and was also approved for Fast Track processing (FTA No. 2017-03). The previously approved TR34466 was originally approved by the Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 7275 and both were approved on April 3, 2007. Another Change of Zone No. 7861 was approved by the Planning Commission on December 7, 2016, to change the zone from R-A and C/V to Wine Country – Winery (WC-W) zone prior to the approval of TR34466 first extension of time. The first extension of time was approved on January 31, 2017. A second extension of time was approved on March 13, 2018, extending TR34466 to April 3, 2021. This new tentative tract map subdivision will replace TR34466.

The previous tract allowed for 216 residential lots, 8 winery production lots, 12 open space lots, and a 574.99 acre MSHCP conservation lot. The MSHCP conservation lot has been approved, recorded, and given over to RCA. This new proposed subdivision (TR37377) proposes less residential lots (76 clustered lots, 21 estate lots, a community center lot (HOA), a winery lot, and 7 open space lots). The proposed tract lessens the over tract development; reducing traffic and lessens the wineries to one Class VI Winery Resort.

The 21 estate lots may allow for, due to their property size, a Cottage Inn and/or a Class II Winery as permitted in the WC-W zone. A Cottage Inn is a dwelling with five (5) or fewer rooms, providing lodging and breakfast for temporary overnight occupants in return for compensation. A Class II Winery could consist of wine tasting, wine club activities and club events, gift sales in tasting areas, and a delicatessen not to exceed 500 sq. ft. No such uses are proposed at this time and are not analyzed in the Initial Study for consideration. Any such uses would be subject to a separate application, review under CEQA, and public hearing.

The Project is located in the Temecula Valley Wine Country Policy Area – Winery District. Residential dwellings, RCWD land, and vacant land are to the south. To the east are two existing wineries, more residential dwellings, and vacant lands surrounding the Project site. Additionally to the north and west is conservation lands and vacant lands. The Project is compatible with the surrounding area. Neighbors have contacted the Planning Department with questions as they are aware that sewer is coming to their area as a result of this proposed Project. Information has been provided to the neighbors of the current proposal of the Project entitlement.

Following circulation of the Mitigated Negative Declaration for this project, certain information was identified as being inaccurate. This information has been updated with an attached errata version of the subject pages of the Mitigated Negative Declaration that is included in the staff report package following the version that was circulated previously. These updates do not affect the conclusions of the Mitigated Negative Declaration and do not require any changes to any mitigation measures.

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

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.


SUPPLEMENTAL:

Additional Fiscal Information

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

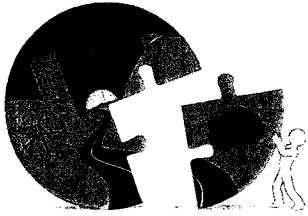
ATTACHMENTS:

- A. BOARD OF SUPERVISORS STAFF REPORT PACKAGE**
- B. TENTATIVE TRACT MAP NO. 37377 Exhibits**
- C. CONDITIONAL USE PERMIT NO. 3719 MASTER PLAN with Site, Elevation, and Floor Plan Exhibits**
- D. INDEMNIFICATION AGREEMENT**



Jason Farin, Senior Management Analyst

3/5/2019



Charissa Leach, P.E.
Assistant TLMA Director

Clerk's Original

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: March 12, 2019
TO: Board of Supervisors
FROM: Russell Brady, Principal Planner
RE: Item 21.1 – Comments Received

Since completion of the Form 11 package, staff has received the attached comments from Dan Silver, Pam Nelson, Larry Smalley, and Terilee Hammett.

Mr. Silver had inquired in regards to the Initial Study (MND) for the Project and wanted to review it. After his review, he provided an emailed letter to the Board.

Ms. Nelson inquired regarding the Initial Study as well and had further inquiries about the existing roadways in Wine Country and their effects from this proposed Project. The Transportation Department provided information to Ms. Nelson regarding the traffic flow.

Mr. Smalley additionally inquired about the Initial Study and traffic flow in Wine County due to this Project. Condition of Approvals (COA) and information was provided to him from the Transportation Department.

Finally Ms. Hammett inquired about the roadways, traffic flows, and off-site vehicles/trails. She asked if the roads in Wine County (particularly Rancho California Road) were going to be widened due to this project. She was informed that no roads in Wine Country were to be widened due to the Tentative Tract Map/Project. Condition of Approvals (COA) were provide to her and information was provided to her that no off-road vehicles were being allowed in Wine County or in the trail ways in Wine County.

Phones call regarding this Project were received and information or questions answered with no additional comments necessary or requested.

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

21.1
13/12/2019

Wheeler, Timothy

From: Maxwell, Sue
Sent: Friday, March 08, 2019 4:58 PM
To: Wheeler, Timothy; Brady, Russell; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: Public Comment - Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

Follow Up Flag: Follow up
Flag Status: Flagged

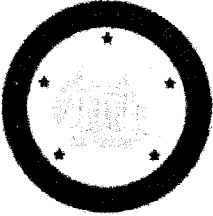
Good afternoon,

The email below has been printed and added as back-up to Item 21.1 for the March 12, 2019 Board Meeting.

With warm regards,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: COB
Sent: Friday, March 8, 2019 4:49 PM
To: 'Dan Silver' <dsilverla@me.com>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

Dr. Silver,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding Tentative Tract Map No 37377, and has included it in the record for March 12, 2019.

Sincerely,

Sue Maxwell

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

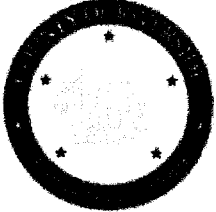
(951) 955-1069 Fax (951) 955-1071

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smaxwell@rivco.org

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<https://www.facebook.com/RivCoCOB/>



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From: Dan Silver <dsilverla@me.com>

Sent: Friday, March 8, 2019 1:47 PM

To: COB <COB@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>

Subject: [EXTERNAL MAIL] Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

March 8, 2019

The Hon. Kevin Jeffries, Chair
Riverside County Board of Supervisors
4048 Lemon St
Riverside CA 92501

RE: Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on this item. For your reference, EHL is a Southern California regional conservation group which has served on County advisory committees on habitat planning, land use, and transportation. We are particularly proud of our partnership with the County on the Multiple Species Habitat Conservation Plan (MSHCP), which reconciles biological resources and economic development.

EHL's primary interest in this Wine Country project is MSHCP compliance; we neither support or oppose the project as a whole. In regard to MSCHP, we are pleased to note not only compliance *per se* but also the putting in place of a large and intact preserve segment which will benefit MSHCP objectives. Also, the reduction in housing units compared to the prior approval reduces greenhouse gas emissions from auto trips, and the vineyards are a positive element.

With best regards
Dan Silver, MD

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

Wheeler, Timothy

From: Pam Nelson <pamela05n@yahoo.com>
Sent: Wednesday, March 06, 2019 9:21 AM
To: Tsang, Kevin
Cc: Wheeler, Timothy
Subject: Re: [EXTERNAL MAIL] 12 Oaks project

Thank you, Kevin,
Pam

On Tuesday, March 5, 2019, 3:36:31 PM PST, Tsang, Kevin <KTSANG@RIVCO.ORG> wrote:

Hello Pam,

Thank you for your comments. I have forwarded it to the project planner to include as part of the record. We will evaluate your comments and provide you with a response.

Thanks

From: Pam Nelson [mailto:pamela05n@yahoo.com]
Sent: Monday, March 04, 2019 2:02 PM
To: Tsang, Kevin <KTSANG@RIVCO.ORG>
Subject: [EXTERNAL MAIL] 12 Oaks project

Hi, Kevin,

I have several concerns about the 12 Oaks proposed project.

One is the transportation/traffic element. I am very familiar with the Anza Rd and Hwy 79 intersection. This can be very dangerous currently, especially on weekends. Adding more traffic to this intersection will be disastrous. So there needs mitigation of some kind to alleviate the backup that occurs to the east by the west-bound traffic. Since Hwy 79 is 2-lane and windy, rear-enders can be a big problem. Also, idling vehicles (often big toy-haulers and trucks) impose very elevated GHGs since the line of vehicles can be almost a half-mile long (currently).

Making more time for the signal going west would help, but also this intersection somehow needs widening to help with the traffic from the east. Of course, the bridge on the east side over Temecula Creek is very problematic. But if something isn't done for this intersection is too dangerous for more traffic going to the project via Anza Rd.

Pam Nelson

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County of Riverside California

Wheeler, Timothy

To: Tsang, Kevin
Subject: RE: [EXTERNAL MAIL] Info on TR37377 Needed

From: Tsang, Kevin
Sent: Monday, March 04, 2019 4:49 PM
To: Smalley, Larry <lsmalley4@gmail.com>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: [EXTERNAL MAIL] Info on TR37377 Needed

Hello Larry,

As I typed this to you I realized you may be looking for the conditions of approval for the tract map associated with 12 Oaks. I will send those to you tomorrow morning. I mixed up the request and attached the CUP conditions of approval.

The applicant selected Fehr & Peers to prepare the project traffic study. The associated costs to prepare the traffic study are paid by the applicant.

Rancho California Road is designated as a 2-lane Mountain Arterial Highway on the County General Plan Circulation Element. In terms of plans to improve Rancho California Road within the limits you describe, the County is conducting a preliminary study to additional roundabouts to the Rancho California Road corridor.

Thanks

From: Larry Smalley [<mailto:lsmalley4@gmail.com>]
Sent: Monday, March 04, 2019 10:17 AM
To: Tsang, Kevin <KTSANG@RIVCO.ORG>
Subject: Re: [EXTERNAL MAIL] Info on TR37377 Needed

Thanks!

Larry

On Mar 4, 2019, at 12:30 PM, Tsang, Kevin <KTSANG@RIVCO.ORG> wrote:

Hello Larry,

I'll be responding to your e-mail this afternoon.

Thanks

From: Larry Smalley [<mailto:lsmalley4@gmail.com>]
Sent: Thursday, February 28, 2019 4:44 PM
To: Tsang, Kevin <KTSANG@RIVCO.ORG>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Pamela Nelson <pamela05n@yahoo.com>
Subject: Re: [EXTERNAL MAIL] Info on TR37377 Needed

Hello Kevin,

Per Tim's email below, can you please send me the Transportation Dept. COA? BTW, who selected and paid for the Traffic Study performed by Fehr & Peers dated Jan. 2018? Was it paid for by the County or by the Applicant?

Also a general question. Are there any plans to widen Rancho Cal Road (e.g., 3 to 4 lanes from Anza Rd. to Monte De Oro Rd. or Glen Oaks Rd.)? The reason I ask is that the Traffic Study for 12 Oaks talks about intersection and signaling upgrades to mitigate the increased traffic yet not widening to carry more traffic.

Thanks in advance for the help and feedback.

Larry Smalley
949-677-7154

On Feb 27, 2019, at 9:40 AM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

Larry,

Attached is the copy of the Traffic Study for TR37377 & CUP03719 (12 Oaks project).

As to your question in regards to the Transportation Dept. COA...I have forwarded that email to Kevin Tsang to respond to you. He is included on this reply.

Thank you,

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: Larry Smalley [<mailto:lsmalley4@gmail.com>]
Sent: Wednesday, February 27, 2019 8:10 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: [EXTERNAL MAIL] Fwd: Info on TR37377 Needed
Importance: High

Hi Tim,

Please see page 11 (and page 31) of TR37377 Final draft COA. See below:

Thanks,

Larry

<image002.png>

On Feb 27, 2019, at 8:00 AM, Wheeler, Timothy
<TWHEELER@RIVCO.ORG> wrote:

Larry,

Can you tell me what TR COA # you are referring to or on what page it is located that you are asking your question on?

Thank you

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: Larry Smalley [<mailto:lsmalley4@gmail.com>]
Sent: Tuesday, February 26, 2019 5:36 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: [EXTERNAL MAIL] Fwd: Info on TR37377 Needed

Hi Tim,

In the COA for the TR it refers to the "Traffic Conditions of Approval". Is that part of the Traffic Study or is it a separate document? If it is separate, can you send me a copy?

Thanks,

Larry

On Feb 26, 2019, at 5:21 PM, Larry Smalley
<lsmalley4@gmail.com> wrote:

Thanks Tim.

Larry

On Feb 26, 2019, at 5:09 PM,
Wheeler, Timothy
<TWHEELER@RIVCO.ORG>
wrote:

Attached is the COA for TR37377 &
CUP03719 (12 Oaks Subdivision &
Winery Project)

Traffic Study to follow tomorrow

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**

Wheeler, Timothy

From: Terilee <casacolibri@verizon.net>
Sent: Wednesday, February 27, 2019 1:01 PM
To: Wheeler, Timothy
Subject: [EXTERNAL MAIL] Phone call yesterday?

Hi Tim, my caller ID showed a call from your office, but no message.

I was going to email you anyway to f/u on the road widening questions I asked in our last conversation re: 12 Oaks. Any info on what exactly those widening improvements will look like for us, going from 1-lane each way to 2, etc.? Thanks, TLH

March 11, 2019

VIA EMAIL

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Department
P.O. Box 1409
Riverside, CA 92502
twheeler@rivco.org

**Re: March 12, 2019 Agenda Item No. 21.1 – TR 37377, CUP 3719, Noise Exception
1800003**

Dear Mr. Wheeler:

This law firm represents the Southwest Regional Council of Carpenters (Southwest Carpenters) and submits this letter on the above-referenced project on its behalf.

Southwest Carpenters represents 50,000 union carpenters in six states, including in Southern California, and has a strong interest in ensuring well-ordered land-use planning and reducing the environmental impacts of development projects, such as TR 37377, CUP 3719, and Noise Exception 1800003 to construct a winery and event center and single-family housing (Project). In its Mitigated Negative Declaration (MND), the County of Riverside (County) has determined the Project has the potential to cause significant impacts on the environment, but that all such impacts will be reduced to a less-than-significant level after mitigation.

Southwest Carpenters presents its comments regarding the MND, below.

Inadequate Notice

- The Brown Act requires that the agenda provide an accurate description of each relevant action the County plans to undertake. However, in its agenda, the County failed to explain whether it plans to adopt the MND for the Project. The "REQUEST" list of actions contained in the agenda only includes approval of TR 37377, CUP 3719, and Noise Exception No. 1800003. No reference is made to adoption of EA 43043. If the County adopts the MND under these circumstances, it will do so in violation of the Brown Act. (*San Joaquin Raptor Rescue Center v. County of Merced* (2013) 216 Cal.App.4th 1167, 1176-1177 (failure to properly notice adoption of MND in agenda violated Brown Act).)

Jimmy Strodt

21.1 2/12/2019

Project Description

- The County does not adequately describe the Project. The MND does not contain a map or information that describes the western boundary of the Project site.
- The MND does not adequately describe the extent of, and impacts from, offsite improvements that must occur to make the Project accessible and operable during operation.

Aesthetics

- The MND does not disclose that the French Valley Wildlife Area is near the Project site. Without knowing the western boundary of the Project, it is impossible to tell how close, but it is likely within one-half mile of this wildlife area. The County also provides no reference to, or analysis of, CEQA Guidelines Threshold (c), which asks whether the Project would “Substantially degrade the existing visual character or quality of the site and its surroundings.”
- The Project will significantly impact views from the Wildlife Area. Project construction will release dust that will cloud views to the east. Furthermore, as housing will be placed on hilltops, the view from this wildlife area to the east will change from undeveloped/agricultural to residential. This will permanently and irreparably alter views from the wildlife refuge.

Agricultural

- Regarding Threshold (c), the MND misstates the significance of triggering the requirements of Ordinance No. 625 (right to farm, incorporated herein by reference). The fact that the Project will be required to contain covenants regarding nearby properties’ right to farm triggers this significance threshold, which requires mitigation, as detailed in the ordinance. (MND, p. 11.)
- Regarding Threshold (d), the County’s analysis is conclusory and unsupported by evidence in the record. (MND, p. 11.) All evidence suggests the Project will result in significant and unavoidable impacts to farmland, including the irreversible conversion of Farmland of Local Importance to residential and other non-agricultural uses. It was error for the County to conclude the permanent loss of this farmland is less than significant.

Air Quality

- The MND does not disclose baseline Project air quality and greenhouse gas emissions, as required by CEQA.
- The County’s discussion of cumulative impacts is lacking in almost every category of environmental review, including its cumulative air quality impacts analysis. It was error

Mr. Tim Wheeler

Re: March 12, 2019 Agenda Item No. 21.1

March 11, 2019

Page 3

for the County to conclude the Project will result in cumulatively less than significant impacts prior to mitigation. (MND, p. 15.) According to the County, only project impacts that are directly and indirectly significant could be cumulatively significant. This analysis is unsupported by any SCAQMD or other adopted threshold of significance and entirely writes the cumulative impacts analysis out of CEQA. Further, this analysis is directly contradicted by the large amounts of mitigation the Project is required to undertake, including the WCCP EIR Mitigation Measures the Project is required to adopt to address cumulative Project impacts. (MND, pp. 17-19.) The WCCP EIR, which is incorporated herein by reference, would not require such substantial mitigation addressing impacts the MND determines are less than significant prior to mitigation if the County had not previously found these impacts to be cumulatively significant, and, potentially, cumulatively significant and unavoidable.

- Regarding Threshold (b), while the County states Project impacts would be less than significant with mitigation incorporated, the County's underlying analysis suggests no Project impacts would be significant. (MND, pp. 14-15.) The MND is, thus, contradictory and uninformative.
- The County's analysis of NO_x and ROG_s indicate these emissions would exceed the operational thresholds set by SCAQMD for these pollutants. (MND, p. 15.) However, the County erroneously evaluates the significance of these emissions using the thresholds set for the construction, as opposed to the operational, phase of the Project. Thus, Project air quality impacts are significant and unmitigated.

Biological Resources

- While the County claims conservation areas directly to the west and north of the Project site contain habitat suitable for mountain lions, a protected species, the County does not disclose the potential for this species to occur on-site. (MND, p. 20.) Likewise, the County does not disclose Project impacts to this species.
- Mitigation Measure BIO-1 is not adequately defined. (MND, p. 25.) This mitigation measure sets no minimum requirements or guidelines for the pre-construction surveys that will occur. To be effective, this mitigation measure must provide more detail regarding the requirements of this survey. In addition, the County fails to adequately set forth the parameters of any Habitat Mitigation and Monitoring Plan that will be required of the Project, such that this requirement is unenforceable. (MND, p. 26.)
- The MND fails to discuss any operational impacts of the Project on biological resources. Operational impacts, including pets left outside, Project traffic, noise, and lighting, will significantly impact species in the nearby wildlife and conservation areas.

Geology

- Mitigation Measure GEO-1 erroneously defers discovery of baseline Project site conditions, which were required to be discussed in the MND. (MND, p. 33.)

Hazards and Hazardous Materials

- The County has failed to adequately describe baseline soil conditions. While the County recognizes the soil may be contaminated due to the presence of several storage tanks, it failed to conduct even a superficial study of this issue.
- There is no evidence Mitigation Measure HAZ-1 would mitigate Project impacts. (MND, p. 47.) This mitigation measure relies on untrained construction workers to identify contaminated soils and then request further soil sampling. Construction workers cannot, and should not, be expected to be able to detect contaminants in soils. Most contaminants are invisible and undetectable, even at hazardous concentrations. More is required to ensure Project impacts are properly mitigated.
- Regarding Threshold (e), while the County states there is no impact, it requires substantial mitigation. (MND, pp. 48-49.) This substantial mitigation strongly refutes the County's determination that Project impacts will be less than significant.
- The County's determination that the Project will not expose people and structures to a risk of wildfire is not supported by evidence in the record. The County states that much of the Project site falls within a "high" Fire Hazard Severity Zone, and it is directly adjacent to multiple "very high" zones. The County does not explain why the Project would not trigger this threshold, or when this threshold could possibly be triggered. Instead, the County's analysis suggests no project would trigger this threshold because laws exist that regulate fire hazards. Again, this conclusion is strongly contradicted by the substantial mitigation required to reduce Project impacts to fire services. (MND, p. 78.)

Hydrology and Water Quality

- The County fails to mention that the northern half of the Project site falls within a special Federal Emergency Management Agency flood zone "D," which is designated as an "Area with Flood Risk due to Levee." This refutes the County's determination that the Project will not expose people and structures to significant flood hazards. (MND, p. 58.)

Noise

- The County incorrectly determined noise impacts will be less than significant prior to mitigation. (MND, pp. 69-70.) First, no evidence or relevant condition of approval supports the County's assumption that all amplified noise will be directed toward the

center of the Project site. (MND, p. 69.) Absent binding mitigation, the County cannot rely on this assumption for its noise impact modeling or for its determination regarding Project impacts. Furthermore, the County wrongly determines Project impacts will be less than significant by assuming the adoption of the Noise Exception. (MND, p. 70.) Thus, the County failed to compare the impacts of the Project to a proper baseline; it is misleading for the County to compare Project impacts assuming Project approval. Further, as well established by caselaw, compliance with local noise ordinances does not insulate the Project from being found to create significant noise impacts. This is especially the case, here, where the Project requires a Noise Exception due to the failure of the Project to meet noise standards. Finally, the MND incorrectly and artificially separates and separately analyzes Project impacts. It is improper to assume Project noise, including event, HVAC, and traffic noise, will occur separately and not concurrently.

Public Services

- The County is wrong to conclude that payment of impact fees means that it does not need to analyze Project impacts on schools. (MND, p. 80.) The County must still consider and mitigate project impacts, including impacts from increased school-related traffic emissions.

Traffic

- No evidence supports the County's conclusion that traffic impacts will be reduced to directly, indirectly, and cumulatively less-than-significant levels. (MND, pp. 87-92.) The County discloses that several intersections currently operate at unacceptable levels of service, and that the Project will directly, indirectly, and cumulatively contribute to and worsen these impacts. Then, the County assumes, without evidence, that payment of impact fees will reduce these impacts to less than significant. Absent evidence and supporting analysis that this mitigation will allow the significantly impacted intersections to operate at acceptable levels of service, the County cannot conclude Project impacts will be less than significant.

Conclusion

Southwest Carpenters thanks the County for providing an opportunity to comment on the MND. Pursuant to Section 21092.2 of the Public Resources Code and Section 65092 of the Government Code, Southwest Carpenters request notification of all CEQA actions and notices of any public hearings concerning this Project, including any action taken pursuant to California Planning and Zoning Law. In addition, pursuant to Public Resources Code section 21167(f),

Mr. Tim Wheeler
Re: March 12, 2019 Agenda Item No. 21.1
March 11, 2019
Page 6

please provide a copy of each Notice of Determination issued by the County in connection with this Project and please add Southwest Carpenters to the list of interested parties in connection with this Project and direct all notices to my attention. Please send all notices by email, or if email is unavailable, by U.S. Mail to:

Nicholas Whipps
Ashley McCarroll
Wittwer Parkin LLP
335 Spreckels Dr., Ste. H
Aptos, CA 95003
nwhipps@wittwerparkin.com
amccarroll@wittwerparkin.com

Very truly yours,
WITTWER PARKIN LLP

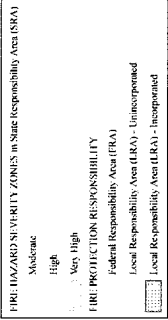
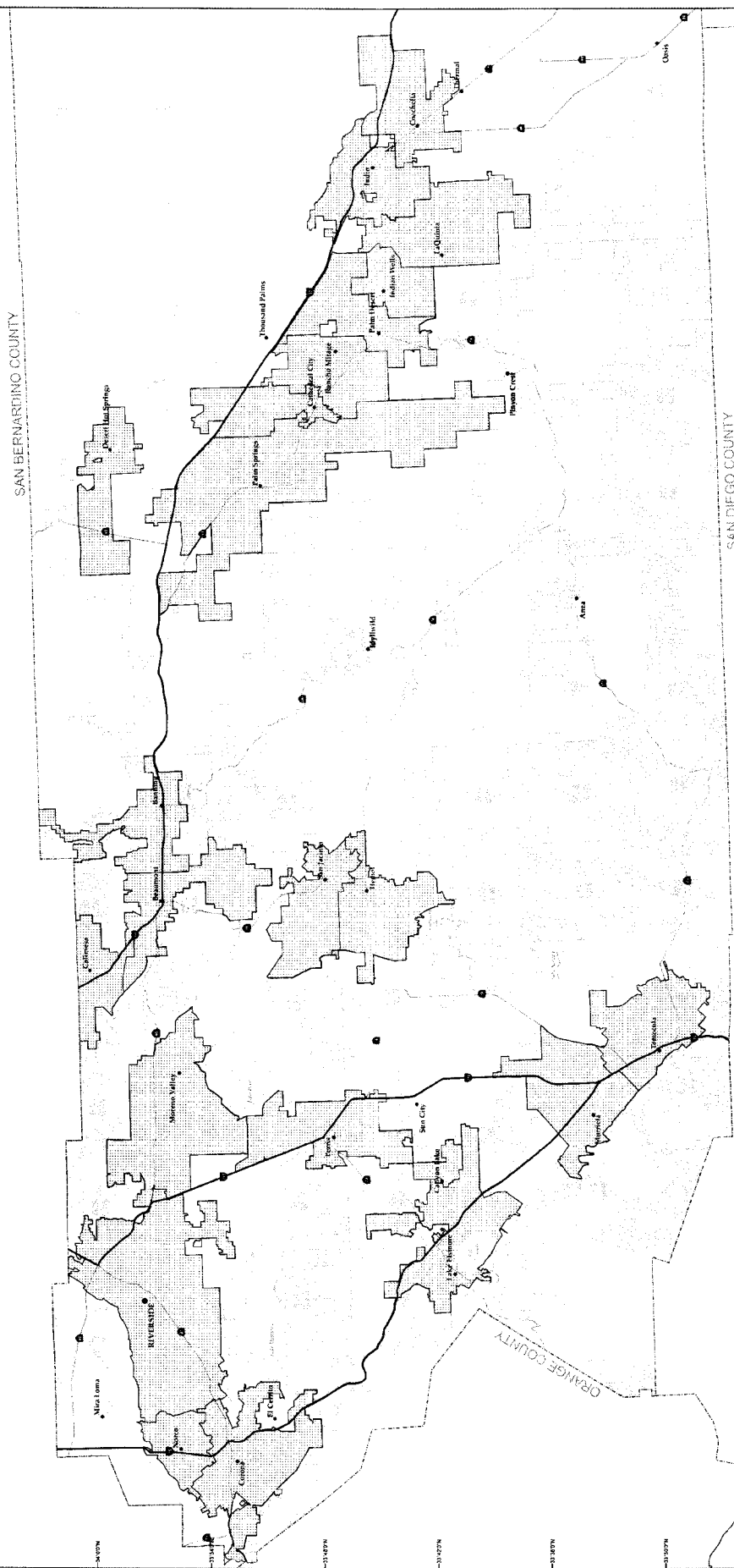
_____/s/_____
Nicholas Whipps

Encl.



FIRE HAZARD SEVERITY ZONES IN SRA

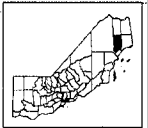
Adopted by CAL FIRE on November 7, 2007



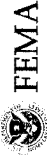
The State of California and the Department of Forestry and Fire Protection have no jurisdiction over the accuracy of data or maps. Neither the State nor the Department is responsible for any errors or omissions in this map, and no liability shall be assumed for any such errors or omissions. For more information, contact CAL FIRE FRAP at (951) 845-6400, 916-327-3939.

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Projection: Albers, NAD 1983
 Scale: 1:150,000
 November 07, 2007



National Flood Hazard Layer FIRMette



33°34'6.16"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AP9
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levees. See Notes, Zone X
Area with Flood Risk due to Levee Zone D



OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D



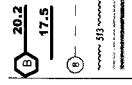
OTHER AREAS

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall



GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transact
Base Flood Elevation Line (BFE)
Limit of Study



OTHER FEATURES

Jurisdiction Boundary
Coastal Transact Baseline
Profile Baseline
Hydrographic Feature



MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped



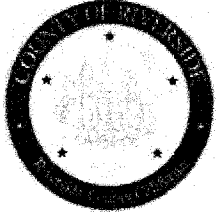
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/8/2019 at 6:14:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: Dan Silver <dsilverla@me.com>
Sent: Friday, March 8, 2019 1:47 PM
To: COB <COB@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: [EXTERNAL MAIL] Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

March 8, 2019

The Hon. Kevin Jeffries, Chair
Riverside County Board of Supervisors
4048 Lemon St
Riverside CA 92501

RE: Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on this item. For your reference, EHL is a Southern California regional conservation group which has served on County advisory committees on habitat planning, land use, and transportation. We are particularly proud of our partnership with the County on the Multiple Species Habitat Conservation Plan (MSHCP), which reconciles biological resources and economic development.

EHL's primary interest in this Wine Country project is MSHCP compliance; we neither support or oppose the project as a whole. In regard to MSCHP, we are pleased to note not only compliance *per se* but also the putting in place of a large and intact preserve segment which will benefit MSHCP objectives. Also, the reduction in housing units compared to the prior approval reduces greenhouse gas emissions from auto trips, and the vineyards are a positive element.

With best regards
Dan Silver, MD

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

3/12/19 21.1
2019-3-142621

Maxwell, Sue

From: Maxwell, Sue
Sent: Friday, March 8, 2019 4:58 PM
To: Wheeler, Timothy; Russell Brady (rbrady@RIVCO.ORG); COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: Public Comment - Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

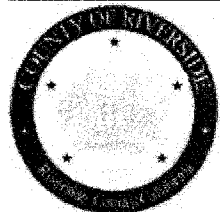
Good afternoon,

The email below has been printed and added as back-up to Item 21.1 for the March 12, 2019 Board Meeting.

With warm regards,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
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smaxwell@rivco.org
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<https://www.facebook.com/RivCoCOB/>



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From: COB
Sent: Friday, March 8, 2019 4:49 PM
To: 'Dan Silver' <dsilverla@me.com>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: Item 21.1, March 12, 2019, TENTATIVE TRACT MAP NO. 37377

Dr. Silver,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding Tentative Tract Map No 37377, and has included it in the record for March 12, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 5, 2019

Departmental Concurrence

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING for FAST TRACK NO. 2017-03 on TENTATIVE TRACT MAP NO. 37377, CONDITIONAL USE PERMIT NO. 3719, and NOISE EXCEPTION NO. 1800003 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Standard Temecula, LLC. – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) and Rural Residential (RR) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 635.73 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST: Tentative Tract Map No. 37377** is a proposal for a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.00 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10.01 gross acres to 20.47 gross acre; 3) a 2.00 gross acre community center lot (Lot 98); 4) a 126.62 gross acre lot (Lot 99) for a Class VI Wine Country Resort; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.B.3. **Conditional Use Permit No. 3719** is a proposal for a Class VI Winery on 126.62 gross acres (Lot 99 of TR37377), referred to as a Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 - includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 - includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 - includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for bocce courts and live music. Area 4 - consists of a three-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area, and a salon. Area 5 - includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but not limited to, weddings, public events, private events, and corporate events. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA and 21 electric vehicle parking spaces. Vineyard planting consists of 86.7 net acres of vineyard and 4.1 net acres of olive trees for a total of 90.8 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.E.1. **Noise Exception No. 1800003** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Applicant Fees 100%.

Click here to enter text.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: Applicant Fees 100%	Budget Adjustment: No
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION: Click here to enter text.

- Positions Added
- Change Order

RECEIVED BY PLANNING DEPARTMENT
 TLMA/BOARD OF SUPERVISORS
 2019 FEB - 6 AM 11:30

711

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: for TTM37377, CUP03719, and NE1800002**

DATE: March 12, 2019

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43043**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **TENTATIVE TRACT MAP NO. 37377**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3719**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE **NOISE EXCEPTION NO. 1800003**, based on the findings and conclusions in the initial study, attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

BACKGROUND:

Summary

On January 27, 2015 a Class VI Winery with a Wine Country Resort was applied for (CUP03719). The Conditional Use Permit ('the Winery Project') had a development committee review in 2015, detailing a multi-facet resort concept with a winery, wedding venue, a hotel retail center with a grocery store and ice cream shop, a hotel with villas, an event center, and golf course. After receiving comments from a second review from various departments and discussions regarding the removal of the golf course and grocery store from the Winery Project; the applicant went through a time period of adjusting and redesigning the winery resort proposal as a whole. The applicants returned around December 2016 with revised and updated plans for the proposed Winery Project. The submitted revised Winery Project plans now consisted of a winery, wedding pavilion, a marketplace area with restaurants, cigar lounge, and winery retail area, a 3-story resort hotel with 4 vineyard suites, spa-massage-salon amenities, and an event center. New reviews and discussions with the applicants regarding the Winery Project occurred, with special attention given to the required vineyard planting layout and total resort hotel height.

In July 26, 2017 the applicant came in with a new tract map subdivision to replace their existing approved tract subdivision (TR34466). This previously approved TR34466, was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone 7275 and both were approved on April 3, 2007. Another Change of Zone 7861 was approved at Planning Commission on December 7, 2016 to change the zone from R-A and C/V to Wine Country – Winery (WC-W) zone prior to the approval of TR34466 first extension of time. The first extension of time was approved January 31, 2017. A second extension of time was approved on March 13, 2018; extending TR34466 to April 3, 2021. This new tentative tract map subdivision will replace TR34466.

The previous tract allowed for 216 residential lots, 8 winery production lots, 12 open space lots, and a 574.99 acre MSHCP conservation lot. The MSHCP conservation lot has been approved, recorded, and given over to RCA. This new proposed subdivision (TR37377) proposes less residential lots (76 clustered lots, 21 estate lots, a community center lot (HOA), a winery lot, and 7 open space lots). The proposed tract lessens the over tract development; reducing traffic and lessens the wineries to one Class VI Winery Resort.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: for TTM37377, CUP03719, and NE1800002**

DATE: March 12, 2019

PAGE: Page 3 of 3

The Project is located in the Temecula Valley Wine Country Policy Area – Winery District. Residential dwellings, RCWD land, and vacant land are to the south. To the east are two existing wineries, more residential dwellings, and vacant lands surrounding the Project site. Additionally to the north and west is conservation lands and vacant lands. The Project is compatible with the surrounding area. Neighbors have contacted the Planning Department with questions as they are aware that sewer is coming to their area as a result of this proposed Project. Information has been provided to the neighbors of the current proposal of the Project entitlement.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

Additional Fiscal Information

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

ATTACHMENTS:

A. STAFF REPORT

B. TENTATIVE TRACT MAP, SITE PLAN for WINERY RESORT, ELEVATIONS, FLOOR PLANS, and RENDERINGS

C.

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924370005
CLEVELAND INV CO INC
TEMECULA INV CO INC
28046 DEL RIO RD STE C
TEMECULA CA 92590

924370016
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964160008
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964160009
STANDARD TEMECULA
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AZUSA CA 91702



5162

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RCHA (Rancho California Horseman Association)
P.O. Box 1622
Temecula CA 92593

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
Attn: Jeff Kirshberg, Ph.D., P.E.

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
Attn: Joe Mouawad, Asst. General Mgr.

Temecula Valley Winegrowers Association
P.O. Box 1601
29377 Rancho California Road Suite #203
Temecula, CA 92593

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Standard Portfolios Temecula
488 E. Santa Clara St. Ste. 304
Arcadia, CA 91006

EPD Solutions
2030 Main St. #1200
Irvine, CA 92614
Attn: Andrea Arcilla & Jeremy Krout

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

The GlenOak Hills HOA
Avalon Management Group, John Ellett
43529 Ridge Park Drive
Temecula, CA 92590

Steve Hooper
32710 Summersweet Dr.
Winchester, CA 92596



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 6, 2019

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: TR 37377, CUP 3719, NE 1800003

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, February 9, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Stephanie Cribbs

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, A NOISE EXCEPTION, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the recommendation for approval on **Fast Track No. 2017-03 for Tentative Tract Map No. 37377**, which proposes a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following : 1) a 76 lot clustered subdivision with lots ranging from 1.00 gross acres to 5.66 gross acres; 2) a 21 lot village estate subdivision with lots ranging from 10.01 gross acres to 20.47 gross acres; 3) a 2.00 gross acre community center lot; 4) a 126.62 gross acre lot for a Class VI Wine Country Resort; 5) 7 open space lots and 2 lots consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting. **Conditional Use Permit No. 3719**, which proposes a Class VI Winery on 126.62 gross acres, referred to as Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for bocce courts and live music. Area 4 includes a 3-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area, and a salon. Area 5 includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. **Noise Exception No. 1800003**, has been applied for in relation to the special occasion facility to allow for continuous event exceptions as it pertains to noise. This project is located north of Buck Road, south of Borel Road, west of Warren Road, and east of Anza Road in the Rancho California Zoning Area of the Third Supervisorial District.

The recommendation is that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 43043**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL twheeler@rivco.org

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 6, 2019

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 6, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

TR 37377, CUP 3719, NE 1800003

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 12, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs DATE: February 6, 2019
Stephanie Cribbs

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 6, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

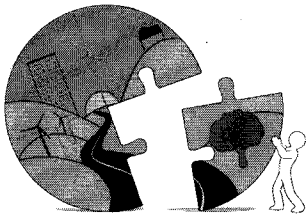
TR 37377, CUP 3719, NE 1800003

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 12, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs
Stephanie Cribbs

DATE: February 6, 2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: January 30, 2019

TO: Clerk of the Board of Supervisors – **March 12, 2019 BOS meeting**

FROM: Planning Department – Riverside – Tim Wheeler, Urban Regional Planner III (5-6060)

SUBJECT: TR37377 / CUP03719 / NE1800003 / EA43043

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING for FAST TRACK NO. 2017-03 on TENTATIVE TRACT MAP NO. 37377, CONDITIONAL USE PERMIT NO. 3719, and NOISE EXCEPTION NO. 1800003 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Standard Temecula, LLC. – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) and Rural Residential (RR) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 635.73 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST: Tentative Tract Map No. 37377** is a proposal for a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.00 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10.01 gross acres to 20.47 gross acre; 3) a 2.00 gross acre community center lot (Lot 98); 4) a 126.62 gross acre lot (Lot 99) for a Class VI Wine Country Resort; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.B.3. **Conditional Use Permit No. 3719** is a proposal for a Class VI Winery on 126.62 gross acres (Lot 99 of TR37377), referred to as a Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 - includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 - includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 - includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for possible bocce courts and live music. Area 4 - consists of a three-story 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area and a salon. Area 5 - includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but not limited to, weddings, public events, private events, and corporate events. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA and 21 electric vehicle parking spaces. Vineyard planting consists of 86.7 net acres of vineyard and 4.1 net acres of olive trees for a total of 90.8 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.E.1. **Noise Exception No. 1800003** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Applicant Fees 100%.

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise



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EMAIL legal@pe.com

THE PRESS-ENTERPRISE

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Invoice text: TR 37377

Placed by: Stephanie Cribbs

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REMITTANCE ADDRESS

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COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

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**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF


Ad Desc.: TR 37377 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/09/2019

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

Date: February 09, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011233519-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, A NOISE EXCEPTION, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2019 at 10:00 A.M.**, or as soon as possible thereafter, to consider the recommendation for approval on **Fast Track No. 2017-03 for Tentative Tract Map No. 37377**, which proposes a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision with lots ranging from 1.00 gross acres to 5.66 gross acres; 2) a 21 lot village estate subdivision with lots ranging from 10.01 gross acres to 20.47 gross acres; 3) a 2.00 gross acre community center lot; 4) a 126.62 gross acre lot for a Class VI Wine Country Resort; 5) 7 open space lots and 2 lots consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting. **Conditional Use Permit No. 3719**, which proposes a Class VI Winery on 126.62 gross acres, referred to as Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for bocce courts and live music. Area 4 includes a 3-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area, and a salon. Area 5 includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. **Noise Exception No. 1800003**, has been applied for in relation to the special occasion facility to allow for continuous event exceptions as it pertains to noise. This project is located north of Buck Road, south of Borel Road, west of Warren Road, and east of Anza Road in the Rancho California Zoning Area of the Third Supervisorial District.

The recommendation is that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 43043**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL twheeler@rivco.org

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 6, 2019
By: **Kecia Harper, Clerk of the Board**
Stephanie Cribbs, Board Assistant

2/09

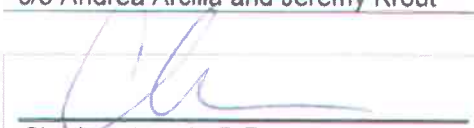


**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Board of Supervisor's Hearing: March 12, 2019

PROPOSED PROJECT

Case Number(s):	Tentative Tract Map No. 37377 Conditional Use Permit No. 3719 Noise Exception No. 1800003	Applicant(s): Standard Portfolio Temecula, LLC
Select Environ. Type	43043	Representative(s): EPD Solutions Inc. c/o Andrea Arcilla and Jeremy Krout
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	964-160-004, 005, 007, and 009	

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 37377 is a proposal for a Schedule B subdivision proposing to subdivide approximately 631 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.00 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10.01 gross acres to 20.47 gross acre; 3) a 2.00 gross acre community center lot (Lot 98); 4) a 126.62 gross acre lot (Lot 99) for a Class VI Winery; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.B.3. The subdivision will be developed within six (6) phases.

Conditional Use Permit No. 3719 is a proposal for a Class VI Winery on 126.62 gross acres (Lot 99 of TR37377), that includes a Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 - includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 - includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 - includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for bocce courts and live music. Area 4 - consists of a three-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area and a salon. Area 5 - includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but not limited to, weddings, public events, private events, and corporate events. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The Project will provide 957 parking spaces, including 20 ADA and 21 electric vehicle parking spaces with charging stations. Vineyard planting consists of 86.7 net acres of vineyard and 4.1 net acres of olive trees for a total of 90.8 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.E.1.

2/1

A

Noise Exception No. 1800003 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

The above discretionary actions are herein identified as the "Project".

The Project is north of Buck Road, south of Borel Road, west of Rancho California Road and Warren Road, and east of Anza Road.

PROJECT RECOMMENDATION

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT the **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43043**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 37377, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3719, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE NOISE EXCEPTION NO. 1800003, based on the findings and conclusions in the initial study, attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture and Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG) and Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (QS: CH), Agriculture (AG), and Rural: Rural Residential (R: RR)

East:	Open Space: Recreation (OS: R), Rural Community: Estate Density Residential (RC: EDR), and Agriculture (AG)
South:	Agriculture (AG)
West:	Open Space: Conservation Habitat (OS: CH)
Existing Zoning Classification:	Wine Country-Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Open Area Combining Zone - Residential Developments (R-5), Citrus/Vineyard - 10 Acre Minimum (C/V-10), and Light Agriculture - 10 Acre Minimum (A-1-10)
East:	Rural Residential (R-R), Wine Country – Winery Existing (WC-WE), Wine Country – Winery (WC-W), and Citrus/Vineyard (C/V)
South:	Citrus/Vineyard – 10 Acre Min., 20 Acre Min. (C/V, C/V-10, C/V-20) and Wine Country – Winery (WC-W)
West:	Open Area Combining Zone - Residential Developments (R-5)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Conservation Land and Vacant Land
South:	Vacant Land, RCWD Parcel, and Residential Parcels
East:	Vacant Land, Wineries, and Residential Parcels
West:	Conservation Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Subdivision Project Site (Acres):	631 Gross/384.79 Net	10.00 Acres Gross Min. (Village Estate Lots) / 1.00 Acre Gross Min. (Clustered Subdivision Lots)
Proposed Minimum Lot Size:	Village Estate min. lot size = 10.01 gross acres Clustered Subdivision min. lot size = 1.00 gross acres	Excluding Clustered Subdivision lots, standard lot size is 10.00 gross acres Clustered Subdivision min. lot size is 1.00 gross
Total Proposed Number of Lots:	108 lots (including clustered subdivision lots, village estate subdivision lots, community center lot, winery	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
	resort lot, and open space lots)	
Map Schedule:	Schedule B	N/A
Clustered Subdivision - Vineyard Planting Area:	76% of Net Acres (108.7 ac)	75% of Net Acres (107.6 ac)
Winery Resort Project Site (Acres):	126.62 Gross/120.50 Net	40.00 Acres Gross for a Class VI Winery
Proposed Building Area (SQFT):	358,724 sq. ft. (total)	N/A
Building Height (FT):	Tallest building is 39 ft. 11 in. high (Resort Hotel)	40 feet max.
Building Setback (FT):	322 ft. from Warren Road to the Wine Production building (closest setback to any roadway) 795 ft. from Rancho California Road to Event Center building (closest setback to any roadway) 692 ft. from Rancho California Road to Resort Hotel building (closest setback to any roadway)	100 ft. minimum from buildings, structures, winery buildings to Rancho California Road, Buck Road, and Borel Road 300 ft. minimum from buildings or structures from a special occasion facility to Rancho California Road, Buck Road, and Borel Road 500 ft. minimum from Resort Hotel buildings to Ranch California Road, Buck Road, and Borel Road
Resort Hotel Building Stories:	3 habitable stories with a setback of +/- 692 ft.	2 stories or 3 stories max if 500 ft. from Rancho California Road, Buck Road, and Borel Road
Resort Hotel Rooms:	Winery Resort Gross Acres is 126.62. Proposed Winery Hotel Rooms are 251	2 rooms/suites per gross acre. Per project gross acres; max. allowed rooms would be 253
Class VI - Wine Country Resort Vineyard Planting Area:	75 % of Net Acres (90.8 ac)	75% of Net Acres (90.4ac)

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Winery Section	27,505 total sq. ft. for all winery buildings	Tasting area use 1 space per 45 sq. ft. of serving area plus 1 space per 2 employees; Office area use 1 space per 250 sq. ft. of office area, Storage area use 1 space per 1,000 sq. ft. of storage area, Production/barrel fermentation area (fabrication) use 1	67	56 (per peak demand from temporal parking demand study)

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Wedding Pavilion Section	5,897 total sq. ft. for all wedding pavilion buildings	Events area without fixed seats 1 space per 30 sq. ft. of net assembly area	196	96 (per peak demand from temporal parking demand study)
Marketplace Section	26,641 total sq. ft. for all of the marketplace buildings	Retail 1 space per 200 sq. ft. of gross floor area, For restaurant, serving areas, bars, and tasting area use 1 space per 45 sq. ft. of serving area plus 1 space per 2 employees	339	290 (per peak demand from temporal parking demand study)
Winery Resort Hotel Section (with spa, yoga, massage, fitness, salon)	240,458 total sq. ft. for all hotel buildings	Hotels use 1 space per room and two spaces for manager, For restaurant, serving areas, bars, and tasting area use 1 space per 45 sq. ft. of serving area plus 1 space per 2 employees, beauty shops and similar uses 1 space per 150 sq. ft. of gross floor area	331	326 (per peak demand from temporal parking demand study)
Event Center Section	58,223 total sq. ft. for all event center buildings	Events area without fixed seats 1 space per 30 sq. ft. of net assembly area, office/meeting rooms 1 space per 200 sq. ft. of floor area	371	354 (per peak demand from temporal parking demand study)
TOTAL:	358,724 sq. ft. (total all buildings for CUP)		1,304 parking spaces * including ADA and electric vehicle	(1,122 minus non-captive ratio equals 845 spaces per peak demand) total parking spaces provided 957 *including ADA and electric vehicle

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149-Road Maintenance
Special Flood Hazard Zone:	No – Proposed project touches a flood plain zone and the project will pay Area Drainage Plan fees
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low to Moderate
Subsidence Area:	Yes – Susceptible

Fault Zone:	Yes – the Buck Mesa Fault and County Faults
Fire Zone:	Yes – Moderate to Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Group E, F, I and Cell # 6083, 6088, 6186, 6189, 6290, & 6293 – HANS00408 approved
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

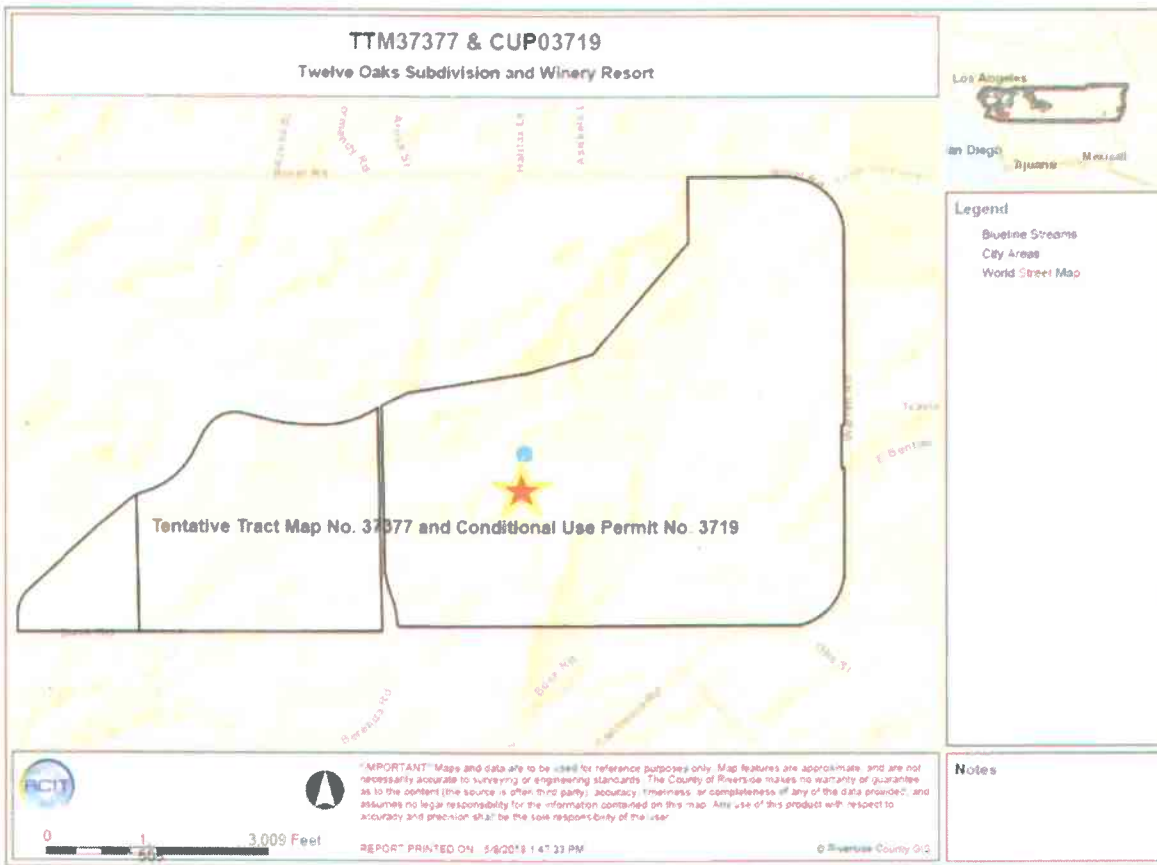


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On January 27, 2015 a Class VI Winery with a Wine Country Resort was applied for (CUP No. 3719). The Conditional Use Permit (‘the Winery Project’) had a development committee review in 2015, detailing a

multi-facet resort concept with a winery, wedding venue, a hotel retail center with a grocery store and ice cream shop, a hotel with villas, an event center, and golf course. After receiving comments from a second review from various departments and discussions regarding the removal of the golf course and grocery store from the Winery Project; the applicant went through a time period of adjusting and redesigning the winery resort proposal as a whole. The applicants returned around December 2016 with revised and updated plans for the proposed Winery Project. The submitted revised Winery Project plans now consisted of a winery, wedding pavilion, a marketplace area with restaurants, private lounge, and winery retail area, a 3-story resort hotel with 4 vineyard suites, spa-massage-salon amenities, and an event center. New reviews and discussions with the applicants regarding the Winery Project occurred, with special attention given to the required vineyard planting layout and total resort hotel height.

In July 26, 2017 the applicant came in with a new tentative tract map subdivision (TR37377) to replace their existing approved tentative tract subdivision (TR34466) and was also approved for Fast Track processing (FTA No. 2017-03). This previously approved TR34466, was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone 7275 and both were approved on April 3, 2007. Another Change of Zone 7861 was approved at Planning Commission on December 7, 2016 to change the zone from R-A and C/V to Wine Country – Winery (WC-W) zone prior to the approval of TR34466 first extension of time. The first extension of time was approved January 31, 2017. A second extension of time was approved on March 13, 2018; extending TR34466 to April 3, 2021. This new tentative tract map subdivision will replace TR34466.

The previous tract allowed for 216 residential lots, 8 winery production lots, 12 open space lots, and a 470 acre MSHCP conservation lot. The MSHCP conservation lot has been approved, recorded, and given over to RCA. This new proposed subdivision (TR37377) proposes less residential lots (76 clustered lots, 21 estate lots, a community center lot (HOA), a winery lot, and 7 open space lots). The proposed tract lessens the over tract development; reducing traffic and lessens the wineries to one Class VI Winery Resort.

The 21 estate lots may allow for, due to their property size, a Cottage Inn and/or a Class II Winery as permitted in the WC-W zone. A Cottage Inn is a dwelling with five (5) or fewer rooms, providing lodging and breakfast for temporary overnight occupants in return for compensation. A Class II Winery could consist of wine tasting, wine club activities and club events, gift sales in tasting areas, and a delicatessen not to exceed 500 sqft. No such uses are proposed at this time. Any such uses would be subject to a separate application, review under CEQA, and public hearing.

The Project is located in the Temecula Valley Wine Country Policy Area – Winery District. Residential dwellings, RCWD land, and vacant land are to the south. To the east are two existing wineries, more residential dwellings, and vacant lands surrounding the Project site. Additionally to the north and west is conservation lands and vacant lands. The Project is compatible with the surrounding area. Neighbors have contacted the Planning Department with questions as they are aware that sewer is coming to their area as a result of this proposed Project. Information has been provided to the neighbors of the current proposal of the Project entitlement.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgment of Riverside County. The documents have been circulated for public review per

the State CEQA Guidelines Section 15105 and sent to the California State Clearinghouse for review. It was received by the State Clearinghouse on February 7, 2019.

The IS and MND have been prepared pursuant to State CEQA Guidelines §15168(c) and (d) to examine the environmental effects of the project, which is considered a subsequent activity under the Wine Country Community Plan (WCCP) and certified Wine Country Community Plan Program Environmental Impact Report No. 524. The proposed project is consistent with the WCCP and therefore the IS and MND analyzes effects which may not have been considered before in EIR No. 524.

As of the writing of this staff report, no comment letters in response to the circulated IS and MND have been received, and no revisions to the Project have been made. As demonstrated in the IS and MND, the proposed Project will not result in any significant impacts to the environment, with mitigation incorporated by means of conditions of approval on the Project.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Tentative Tract Map Findings

Tentative Tract Map No. 37377 is a proposal to subdivide approximately 636 gross acres into 108 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities or towns to rural country villages to ranch and farms. The proposed Tentative Tract Map No. 37377 provides for a variety of housing types from a rural country village to a ranch-style community density with 76 wine country clustered lots ranging from 1.00 gross acre to 4.57 gross acres; 21 village estate lots ranging from 10.01 gross acres to 20.02 gross acres. Accompanied amenities of the subdivision are a community center and a Wine Country Resort development, all encompassed by vineyard planting areas from the Wine Country Resort and wine country clustered subdivision. The Project site has a General Plan Land Use Designations of Agriculture (AG) and Rural: Rural Residential (R: RR) designations. The land use designations of Agriculture (AG) and Rural: Rural Residential (R: RR) allow for residential uses at densities of 10 acres (AG) or 5 acres for (R: RR). With the existing zone of Wine Country Winery (WC-W), which allows for wine country clustered subdivisions to have 1 acre gross lot(s).

The Temecula Valley Wine Country Policy Area (TWCPA) is a region comprised of three districts of wine industries with commercial winery developments, equestrian industries with commercial developments, and residential dwelling developments and/or subdivisions. These three distinct districts (Winery, Equestrian, and Residential) protect against the location of activates incompatible to the area. Requirements of Foundation Component Amendments and/or Change of Zones to comply with these districts are required to facilitate development of those commercial or residential uses. The Project's Tentative Tract Map No. 37377 is consistent with the Policy Area as the current zone of the subject parcels

is WC-W; which allows for residential development (including clustered subdivisions) and commercial winery facilities. The 21 village estate lots could have the potential to develop into Class II wineries if a Plot Plan entitlement is applied for by the property owner of the recorded legal parcel. The Project's Conditional Use Permit No. 3719 is for the Class VI Winery Resort on approximately 126 gross acres of land (as only 40 gross acres is required for a Class VI Winery Resort). This use will not only provide another winery facility in the winery district, but also a hotel, restaurants, and special occasion facilities and ancillary uses (example a spa facility), bolstering complimentary and compatible uses in the district. Both proposed entitlements are consistent with the General Plan and the Temecula Valley Wine Country Policy Area.

2. Tentative Tract Map No. 37377 is located within the Southwest Area Plan (SWAP) or more specifically within the Temecula Valley Wine Country Policy Area (TWWCPA). The SWAP and TWWCPA areas plans represent a unique portion of the County of Riverside by maintaining distinct zoning character districts of Winery, Equestrian, and Residential districts by implementing and promoting harmonious coexistence of these zones and entitled uses. Proposed uses and related development standards shall be implemented through the Wine Country-Winery district. Density minimums of both large lots consisting of 10 gross acres or wine country clustered subdivisions which allow for lots no smaller than 1.00 gross acre in size. The proposed Tentative Tract Map No. 37377 includes both 10 gross acre lots as well as wine country clustered subdivision lots at a minimum of 1 gross acre.

3. The proposed Tentative Tract Map No. 37377 includes offsite improvements with the realignment of both Rancho California Road and Buck Road. The alignment of Rancho California Road will extend its current roadway and merge with Warren Road where East Benton Road intersects. The Buck Road realignment will cross Rancho California Road to the west and continue until it intersects with Camino Del Vino. The remainder of Buck Road from that point will be abandoned. To the west of Rancho California Road, Buck Road will traverse the area and contact to the existing road design until it intersects with Anza Road. This action will create lots (Lot J and Lot K) with Lot K being incorporated into existing land owned by Rancho California Water District. Lot J will be used in the interim for these various road alignments until it is finally used as a monument lot for the subdivision.

4. The site of the proposed land division is physically suitable for the type of development and density because the terrain is relatively flat, without steep hills or mountains. Development of Tentative Tract Map No. 37377 does require the wine country clustered subdivision lots to grade and plant vineyards with inclusion of their open space lots, but keeping much of the existing terrain or contours as is. Lot 99 will be developed as a Wine Country Resort with vineyards, with building development and placement taking the existing terrain into consideration, and finally the remaining standard or estate lots will be minimally graded with no vineyards required, providing the existing terrain is left in a natural state. The subdivision will be developed within six (6) phases. The first phase being the Winery Resort, then phases two and three will be the estate lots, and finally phases four thru six will be the clustered subdivision. Phase one (the Winery Resort) and phase four (1st phase of the clustered subdivision) will require the seventy-five percent (75%) planting of the vineyards to be completed prior to final permit of the first winery building and/or first dwelling in the clustered subdivision. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses, which generally consist of Agriculture (AG), Rural: Rural Residential (R: RR), and Open Space: Conservation Habitat (OS: CH) to the north; Open Space: Recreation (OS: R), Rural Community: Estate Density Residential (RC: EDR), and Agriculture (AG) to the east; Open Space: Conservation Habitat (OS: CH) to the west; and Agriculture (AG) to the south. While the densities vary surrounding the Project site, they are generally compatible as vacant land, large residential lots, and wineries encompass the area.

5. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the IS and MND for the Project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant. Furthermore, as discussed subsequently, 470 acres from the Project site were provided as Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) conservation land (per recorded Grant Deed to RCA dated December 29, 2006 – instrument document number 2006-0956013).

6. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Project's IS and MND, the Project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, Hazards, and Noise were considered in the IS and MND and all impacts were deemed to be reduced to less than significant.

7. The proposed project consists of a 'Schedule B' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The Project specifically complies with the Schedule 'B' improvement requirements of Ordinance No. 460 Section 10.6 as listed below.

a. Streets. Streets are proposed as shown on the Tentative Tract Map No. 37377, which include frontage improvements and realignments to both Rancho California Road and Buck Road; with a section of Buck Road being abandoned. These improvements and alignments will be consistent with the required improvements pursuant to the General Plan and Ordinance No. 461 (Road Improvement Standards and Specifications). Internal streets will be public and are designed as local streets.

b. Domestic Water. Domestic water service will be supplied by the Rancho California Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

c. Fire Protection. The Project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site (see Fire Findings below).

d. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District which has sufficient capacity to accept and process the proposed Project.

e. Fences/Walls. The Project will install a minimum 4 foot high split-rail fence along the 100 foot fuel modification zone and the MSHCP Conservation Area for RCA. The TVWCPA and Design Guidelines do not require perimeter fencing surrounding the subdivision or between the lots. Split-rail fencing can be installed surrounding the developed area on any given lot (surrounding the dwellings or structures). Noise will be mitigated as stated within the IS and MND for the proposed Project.

f. Electrical and Communication Facilities. The Project will be provided electrical, telephone, street lighting, and cable television service with lines placed underground at the rate of 33kv or below.

8. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. No easements or dedications exist on the site for the public.

9. The lots or parcels as shown on the Tentative Tract Map are consistent with the minimum sizes allowed by the Project site's Wine Country-Winery (WC-W) Zoning Classification set forth in Ordinance No. 348 because the minimum lot size allowed by the WC-W zone is 10.00 gross acres or by means of a wine country clustered subdivision, the minimum lot size can be 1.00 gross acres. The proposed minimum lot

size of Tentative Tract Map No. 37377 is both 10.00 gross acres (known as the estate lots) and 1.00 gross acres (known as the clustered subdivision lots).

Conditional Use Permit Findings

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) (10 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Policy Area (TWWCPA) – Winery District.
3. The proposed use, a Class VI Winery, is allowed within the Wine Country-Winery (WC-W) Zoning Classification with an approved Conditional Use Permit.
4. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all wineries within the TWWCPA and the Zoning Classification of Wine Country-Winery (WC-W) is a vineyard. Associated uses with a Class VI Winery are Wine Country Resorts. The Project is located within the Wine Country-Winery District of the TWWCPA. The Project is consistent with the TWWCPA - Winery District because the Project will include a Class VI Winery on a 126.62 gross acre lot; which meets the required 40 acre minimum for a Class VI Winery. The Project is therefore consistent with the General Plan.
5. The Project site has a Zoning Classification of Wine Country-Winery (WC-W) consistent with the TWWCPA. The Zoning Classification of WC-W allows for a Class VI Winery on a parcel of 40 gross acres provided a conditional use permit has been approved pursuant to Article XIVd, Section 14.92 C.2 of Ordinance No. 348. Appurtenant and incidental uses with a Class VI Winery with an established on-site vineyard located on a minimum gross parcel size of 40 acres include the following: a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year, gift sales within the tasting area only, special occasion facility, Wine Country Resort, Golf Courses and daytime driving ranges, Spa or professional culinary academy, a delicatessen not to exceed 1,500 square feet in size, and a restaurant (Ord. No. 348, Sec. 14.91 I.). The Project does not propose a golf course or daytime driving range or professional culinary academy at this time. The Project will have special occasion facilities (weddings, public, private, or corporate events) and a Wine Country Resort (Class VI winery, vineyard/olive trees, winery retail shops, restaurants, resort hotel, and event center). No other appurtenant and incidental uses are permitted than those listed as part of this CUP.
6. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's front setback from the winery section of the resort is 322 feet from Warren Road. The Project's front setback from the event section of the resort is 795 feet from Rancho California Road. The Project's front setback from the Wine Country Resort hotel section is 692 feet from Rancho California Road. The Project is designed to meet TWWCPA and County Design guideline standards. The winery and wedding pavilion sections of the resort is approximately 1,000 feet from the nearest off-site residential developed property. With this distance, possible noise from the winery (from either customers or wine production) and from weddings and associated receptions would be reduced due to the distance. Additionally, the Project has also applied for a Noise Exception (NE1800003) to Ordinance No. 847. Moreover, prospective buyers of properties within the Twelve Oaks Subdivision (per TR37377) are at an even greater distance from the various resort sections with the planted vineyard and their prospective

property owner's 10.00 acre lot as buffers. Additionally, those prospective property owners will know at the time of purchase of those lots that there is a winery resort neighboring their property. Hours of operations for the various resort sections are as follows: the Winery and Wedding Pavilion sections will be open from 11am to 8pm; the marketplace section (with restaurants) will be open from 11am to 10pm; the Wine County Resort Hotel section will be open from 6am thru 11am and 3pm thru 10pm; and finally the event center section will be open from 8am to 8pm. While some events or activities may exceed these suggested timeframes, at no time will any event or activity exceed past the time of 10pm with outdoor events of amplified sound.

As for lighting, the Project is within Zone B for Ordinance No. 655. All lighting proposed, will be shielded and directed down as to not interfere with Mt. Palomar Observatory and prevent light spillage to roadways and neighbors or neighboring properties.

7. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery (WC-W) located within the Winery District of the TWWCPA. The Project is surrounded by other existing wineries at the cross-section along Rancho California Road and Summitville Street. The remaining surrounding properties are vacant land, a few residential dwellings, or Lake Skinner Reservoir and associated land owned by the MWD. It is compatible and designed to be compliant with the TWWCPA and its design guidelines.

8. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. Tentative Tract Map No. 37377 (TR37377) and Wine Country Resort (which is Lot 99 of TR37377) will realign Rancho California Road to go straight and intersect with East Benton Road. Buck Road will continue past Rancho California Road and meet up with Camino Del Vino. The section of road between the intersection of Buck Road and Camino Del Vino and the intersection of the newly straighten Ranch California Road and East Benton Road will be abandoned. Entry into the Wine Country Resort will come from three (3) access points; the newly straightened Rancho California Road, the intersection of Rancho California Road and East Benton Road, and a driveway off of a proposed dedicated roadway from the subdivision near Warren Road. Access into the subdivision will come from a road off of Warren Road and various entry points off of Buck Road. Water quality best management practices (BMPs) of harvest and reuse cistern, hydro-modification detention basin, infiltration basins, and bio-retention BMPs will be installed throughout the Project site.

Development Standard Findings

General Standards - The proposed use is consistent with Ordinance No. 348, in particular with the development standards of the WC-W zone as follows:

1. The Wine Country Resort lot is 126.62 gross acres (120.90 net acres) and meets the minimum lot size for a Class VI Winery of 40 acres. As for the Tentative Tract Map No. 37377, the village estate lots range from 10.01 gross acres to 20.02 gross acres and meet the minimum lot size requirement of 10.00 gross acres. Furthermore, the clustered subdivision of the Tentative Tract Map No. 37377 range from 1.00 gross acres to 5.66 gross acres and again meet the minimum lot size requirement of 1.00 gross acres.

2. The minimum lot average width is two hundred feet (200'). The Wine Country Resort's smallest width is over one thousand thirty feet (1030') and exceeds the minimum lot width requirement. As for the Tentative Tract Map No. 37377, the village estate lots smallest width is approximately two hundred fifty feet (250') wide and exceeds the requirement. The Wine Country Clustered Subdivision is exempt from meeting this requirement.
3. The minimum lot average depth is two hundred feet (200'). The Wine Country Resort's smallest depth is over fifteen hundred sixty feet (1,560') and exceeds the minimum lot depth requirement. As for the Tentative Tract Map No. 37377, the village estate lots smallest depth is approximately two hundred sixty-six feet (266') deep and exceeds the requirement. The Wine Country Clustered Subdivision is exempt from meeting this requirement.
4. The minimum road right of way (front) setback for buildings and structures associated with the Wine Country Resort shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100') for buildings, structures, and permanent buildings; three hundred feet (300') from special occasion facilities; and five hundred feet (500') from Wine County Resort Hotels. The Winery Resort project (Lot 99 of TR37377, which is the Class VI Winery) is located off of Rancho California Road and is required to meet a setback on 100 feet, 300 feet, and 500 feet respectively. The Resorts winery buildings or structures are located approximately 322 feet from Warren Road and even further from Rancho California Road (since Rancho California Road blends into and becomes Warren Road); the event center buildings (a special occasion facility) are located approximately 795 feet from Rancho California Road; and the Wine County Resort Hotel is located approximately 692 feet from Rancho California Road. These setbacks meet the required one hundred feet (100') from buildings and structures; three hundred feet (300') from a special occasion facility; and five hundred feet (500') from the Wine County Resort Hotel respectively as it relates to the front setback. The proposed Wine Country Resort exceeds these front setback standards.

As for the Tentative Tract Map No. 37377 village estate lots and clustered subdivision lots; pre-determined pad locations are shown. The Tentative Tract Map will be conditioned for prior to building permit issuance that the front setback distance is being met. No residential lots front Rancho California Road or Borel Road; only Lot 21 of the village estate lots fronts Buck Road. The distance from the pre-determined pad location to Buck Road is greater than one hundred feet (100').

5. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line. The closest building(s) or structure(s) from the Wine Country Resort to the side property line is the wedding pavilion's bridal dressing room and detached restroom buildings and they are approximately three hundred feet (300') away from the north side property line, exceeding the setback requirement.

As for the Tentative Tract Map No. 37377 both the village estate lots and clustered subdivision lots have pre-determined pad locations shown. The Tentative Tract Map will be conditioned, prior to building permit issuance, that the side setback distance is met. The village estate section of TR37377 with Lots 1, 3, 7, and 21 side property lines are next to Borel Road, Buck Road, and Rancho California Road respectively. The property line setback is greater than one hundred feet

(100') from the pre-determined pad location to all roadways. The clustered subdivision section of TR37377 with Lots 22, 54, 55, and 97 have a side property line next to Buck Road with an open space lot (Lot G) buffering the subdivision of 100 feet.

6. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building(s) or structure(s) from the Wine Country Resort to the rear property line is the Event Center building and it is approximately nine hundred forty feet (940') away from the west side property line, exceeding the setback requirement.

As for the Tentative Tract Map No. 37377, both the village estate lots and clustered subdivision lots have pre-determined pad locations shown. The Tentative Tract Map will be conditioned, prior to building permit issuance, that the rear setback distance is met. The village estate section of TR37377 with Lots 17 and 18 rear property lines are next to Borel Road. The rear property line setback is greater than one hundred feet (100'). The clustered subdivision section of TR37377 with Lots 23 thru 32 have a rear property line next to Buck Road with an open space lot (Lot G) buffering the subdivision of 100 feet.

7. The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as the following criteria is met: The Wine Country Hotel or Wine Country Resort is located along the following roads Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and is setback a minimum of five hundred feet (500') from said roads. The Project's Wine Country Resort Hotel building(s) are setback approximately 692 feet from Rancho California Road. Since the proposed project meets the criteria for allowance of one additional story, the total allowed habitable stories are three (3) stories. The habitable stories allowed for the Tentative Tract Map No. 37377 shall be only two (2) stories and not exceed the maximum height requirement stated below.
8. The maximum height for a building(s) shall not exceed forty feet (40') and the maximum height for structures shall not exceed fifty feet (50'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building(s) of the proposed Wine Country Resort is the Wine Country Resort Hotel and its maximum height is forty feet (40') and meets the required standard. The maximum height for residential dwellings shall not exceed forty feet (40') which also meets the required standard.
9. The Wine Country Resort (Lot 99 of TR37377) has been laid out and buildings designed to minimize noise impacts on surrounding properties and roadways, to comply with Ordinance No. 847. The closest building to residential dwellings is the winery and wedding pavilion sections of the Wine Country Resort that is approximately 1,000 feet away; across Warren Road. Residential dwellings within the Tentative Tract Map No. 37377 are at a similar distance away or more and will be aware of the proposed or existing Wine Country Resort near them. As for the pre-determined pad locations or future building(s) within the Tentative Tract Map; those especially abutting Buck Road will need to maintain a 24 x 25 designated area (600 sq. ft.) between Buck Road and the pre-determined pad locations to meet the needed requirements for noise from Ordinance No. 847 (Regulating Noise).

10. As provided in the Conditions of Approval, drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed for this Project.
11. As provided in the Conditions of Approval, curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. Curbs, gutters, streetlights or light standards for the Wine Country Resort's parking area will be constructed and meet the Temecula Valley Wine Country Design Guidelines. Streetlights for Tentative Tract Map No. 37377 will be conditioned by the Transportation Department to meet County standards.
12. As provided in the Conditions of Approval, the site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Wine Country Resort and Tentative Tract Map No. 37377 provide for an eighteen foot (18') trail and bike easements along Buck Road, Rancho California Road, Warren Road, and Borel Road.
13. As provided in the Conditions of Approval, all utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. There are some overhead electrical lines along Rancho California Road, Warren Road, and Borel Road. Plus there are additional overhead lines that run through the Project site. All utilities will be installed underground for Tentative Tract Map No. 37377 and Wine Country Resort.
14. As provided in the Conditions of Approval, all exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting for both the Wine Country Resort and Tentative Tract Map No. 37377 shall be shielded and directed down towards the ground so as not to illuminate into Buck Road, Rancho California Road, Warren Road, or Borel Road, or the neighboring properties. Various lighting either on the buildings for the Wine Country Resort or as light standards (poles) for the resort are located throughout the project. The proposed streetlights for the Tentative Tract Map will also be shielded and directed down and meet the Transportation Departments lighting standards.
15. As provided in the Conditions of Approval, on-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No signage is proposed as a part of either the Wine Country Resort or Tentative Tract Map No. 37377.
16. As provided in the Conditions of Approval, all residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed within the Wine Country Resort. As for the clustered subdivision, there are seven (7) open space lots for vineyard planting of the cluster subdivision to assist in the subdivision meeting its needed seventy-five percent (75%) planting requirement. Furthermore, many of the lots within the clustered subdivision will have deed restrictions imposed on the lots to achieve the seventy-five percent (75%) vineyard planting requirement. The remaining subdivision lots of Tentative Tract Map No. 37377 (the village estate lots) are ten (10) acres and do not require vineyard planting.

Wine Country Clustered Subdivision Development Standards - In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W Zone:

1. Site layout and design shall be consistent with the Temecula Valley Wine Country Design Guidelines to maximize unique site characteristics including, but not limited to, the natural topography, scenic vistas, and soil quality and drainage patterns. Both the subdivision and Wine Country Resort meet the Temecula Valley Wine Country Design Guidelines and have provided unique characteristics to the overall project development. The subdivision will incorporate the natural topography and terrain into the design and layout of the proposed lots with many of the lots planted with vineyards. The clustered subdivision is adjacent to a 470 acre dedicated Multi-Species Habitat Conservation Plan Area to the RCA by the developer of this Project as part of the prior approved TR34466; which will provide additional undisturbed natural topography and scenic vistas. Soil quality and drainage patterns will be mainly effect, as expected, by the pad locations throughout the subdivision.
2. The minimum residential lot size shall be one (1) gross acre. The clustered subdivision's smallest proposed lot is Lot 54, which is exactly one (1) gross acre in size; meeting the requirement. All other lots within the clustered subdivision are larger than Lot 54.
3. Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction. The area of the Tentative Tract Map No. 37377 that is part of the clustered subdivisions encompasses 108.7 acres, which requires a minimum of 107.6 acres for planting to meet the minimum 75% planting requirement. The clustered subdivision has incorporated into it open space lots (Lots A thru G) as production lots for vineyard planting. Also, the clustered subdivision lots (Lots 23 thru 40, Lots 42 thru 53, Lots 56 thru 70, and Lots 88 thru 97) have vineyards dedicated to the required seventy five percent (75%) planting vineyard through deed restriction. By the use of these lots within the clustered subdivision that total 107.6 acres, the seventy five percent (75%) planting vineyard requirement will be meet.
4. Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and the remaining twenty five percent (25%) prior to final inspection for the first dwelling unit. Conditions of approval for Tentative Tract Map No. 37377, prior to building permit issuance and final of the first (1st) dwelling within the clustered subdivision have a condition pertaining to this requirement. A field inspection by County Staff will be performed to verify compliance with this requirement.
5. A wine country clustered subdivision consisting of forty (40) gross acres or more shall provide at least one (1) production lot. The clustered subdivision is greater than forty (40) gross acres (166.74 gross acres). There are 7 productions lots (open space lots) within the clustered subdivision (Lots A thru G).
6. A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery. The largest production lot within the clustered subdivision (Lot A) is only 20.61 gross acres. None of the production lots within this clustered subdivision will have a Class I Winery.
7. Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area. The tentative

tract map's developer is proposing one or more property owner's or home owner's association. The production lots will not be cared for by a County Service Area.

8. On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. All roads, signage, parking, and exterior lighting will be consistent with the Temecula Valley Wine Country Design Guidelines. Monument signage or other signage for either the clustered subdivision, subdivision, or wine country resort are not currently proposed at this time but will be conditioned to meet the signage requirement within the Temecula Valley Wine Country Design Guidelines. No street furniture (e.g. benches, chairs, tables, etc.) is proposed with the clustered subdivision, subdivision, or Wine Country Resort.
9. On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas. No lighting is proposed within the production lots. Ingress and egress from the production lots to the proposed roads within the clustered subdivision will be maintained by the property owner's or home owner's association and used solely for their purpose of cultivating the grapes of the vineyard.
10. Wine Country Clustered Subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460. The clustered subdivision does include an on-site vineyard (within their open space lots, production lots, and residential lots) Lots A thru G and comply with Ordinance No. 460 as stated above in this staff report under Tentative Tract Map No. 37377 findings.

Special Occasion Facility Standards - In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

1. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The Wine Country Resort has been designed with a rural wine country theme consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.
2. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. The Wine Country Resort accommodates a loading area, a trash compactor, a trash enclosure, and crush pads. The loading & trash compactor area is screened by landscaping and underground in the hotel section of the resort (below the spa building). There is a trash enclosure in the parking area near the winery section of the resort. It is screened by landscaping, a decorative wall enclosure, and a trellis. The crush pads for the winery area are at the rear of the winery section, hidden by the barrel and wine production buildings. It is also screened by landscaping. With the winery section of the resort approximately a thousand feet (1000') from residential dwelling or properties; concerns regarding noise or odors are greatly diminished. Additionally, with various uses and possible events occurring at the Wine Country Resort, including the hotel, it is fairly reasonable that the facility and resort management will want to keep the Wine Country Resort as noise and odor free as possible.
3. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of TWWCPA of the Riverside County General Plan and the

Temecula Valley Wine Country Design Guidelines. The Project developers did a parking demand study (By Fehr & Peers dated December 9, 2016) which studied the peak parking demands pertaining to the Wine Country Resort. Per the study and their analysis of peak parking demand conditions, it was recommended for 843 parking spaces (including ADA and electric vehicle spaces). The proposed Project will install 957 parking spaces (including ADA and electric vehicle spaces with associated electric charging stations), which is less than the required 1,304 parking spaces per Ordinance No. 348 based on maximum utilization of all buildings/uses at the same time. The Planning Director has allowed for a modification to the parking requirements due to Special Review of Parking per Ordinance No. 348, Section 18.12.h.1a. This section permits the Planning Director the ability to reduce the parking requirements otherwise prescribed based on the following conditions that the applicant submit a request for modifications of the parking standards, including sufficient evidence and documentation to demonstrate unusual conditions warranting a parking reduction. Evidence shall include, but not limited to, the following: information showing that the parking area serves uses having peak parking demands which occur at different times; floor plans indicate that floor areas for customers or employees use less than typical for the building size; documentation of other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand (i.e. public transit or car/van pools). The Project applicants provided a parking demand study depicting the "peak hours of use" and "time of day of use" that would allow for a reduced parking standard. This parking study was reviewed by the Planning Director and agreed with the assessment of the proposed parking and allowed for the reduction of the parking standard to a total of 957 parking spaces (including ADA and electric vehicle spaces with associated electric charging stations). The Project has a condition of approval to provide 957 parking spaces (20 including ADA and 21 electric vehicle spaces with associated electric charging stations).

4. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The Project is not proposing an amphitheater, but is anticipating the possibility of live music or amplified sound for their event lawn in their marketplace area. As such, the applicant has applied for a Noise Exception case (NE1800003) for allowance of continuous events with amplified sounds. A noise study has been provided by Helix Environmental Planning dated February 2018 and addressing these possible outdoor noise occurrences. If approved by the Board of Supervisors, outdoor events with amplified sound will be able to occur on a continuous basis as per the conditions of approval attached to this Project.
5. All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors. A noise study (by Helix Environmental Planning, Inc. dated February 2018) was prepared and reviewed by Environmental Health's Industrial Hygiene division and would meet applicable noise standards of Ordinance No. 847. Based on this, the Planning Department has not requested a condition of approval for a good neighbor agreement.
6. Outside storage areas and the material therein shall be screened with structures or landscaping. The only outside storage would be small farming equipment associated with the winery production and/or vineyard. Crush pads are a part of the winery production area. All of these areas of winery equipment or crush pads are either stored inside a building associated with the winery or screened by structures or landscaping in the winery section of the resort.

7. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does not have roof mounted equipment. All mechanical equipment are either incorporated into the building or on the ground next to the building, screened by a structure and landscaping.

Lodging Facility Standards - In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

1. A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility. The gross acreage of the subject property is 126.40 gross acres. This would allow for two hundred fifty-two (252) guest rooms or suites. The proposed Wine Country Resort Hotel has two hundred fifty-one (251) guest rooms or suites, meeting the required standard.
2. The buildings and structures have been designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The Wine Country Resort has been designed with a rural wine country theme consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.
3. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. The Wine Country Resort accommodates a loading area, a trash compactor, a trash enclosure, and crush pads. The loading & trash compactor area is screened by landscaping and underground in the hotel section of the resort (below the spa building). There is a trash enclosure in the parking area near the winery section of the resort. It is screened by landscaping, a decorative wall enclosure, and a trellis. The crush pads for the winery area are at the rear of the winery section, hidden by the barrel and wine production buildings. It is also screened by landscaping. With the winery section of the resort approximately a thousand feet (1000') from residential dwelling or properties; concerns regarding noise or odors are greatly diminished. Additionally, with various uses and possible events occurring at the Wine Country Resort, including the hotel, it is fairly reasonable that the facility and resort management will want to keep the Wine Country Resort as noise and odor free as possible.
4. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of TVWCPA of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project developers did a parking demand study (By Fehr & Peers dated December 9, 2016) which studied the peak parking demands pertaining to the Wine Country Resort. Per the study and their analysis of peak parking demand conditions, it was recommended for 843 parking spaces (including ADA and electric vehicle spaces). The proposed Project will install 957 parking spaces (including ADA and electric vehicle spaces); which is less than the required 1,304 parking spaces per Ordinance No. 348 based on maximum utilization of all buildings/uses at the same time. The Planning Director has allowed for a modification to the parking requirements due to Special Review of Parking per Ordinance No. 348, Section 18.12.h.1a. This section permits the Planning Director the ability to reduce the parking requirements otherwise prescribed based on the following conditions that the applicant submit a request for modifications of the parking standards, including sufficient evidence and documentation to demonstrate unusual conditions warranting a parking reduction. Evidence shall include, but not limited to, the following: information showing that the parking area serves uses having peak parking demands which occur at different times; floor plans indicate that floor areas for customers or employees use less than typical for the building size; documentation of other

programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand (i.e. public transit or car/van pools). The Project applicants provided a parking demand study depicting the "peak hours of use" and "time of day of use" that would allow for a reduced parking standard. This parking study was reviewed by the Planning Director and agreed with the assessment of the proposed parking and allowed for the reduction of the parking standard to a total of 957 parking spaces (including ADA and electric vehicle spaces with associated electric charging stations). The Project has a conditional of approval to provide 957 parking spaces (including ADA and electric vehicle spaces with associated electric charging stations).

5. Outside storage areas and the material therein will be screened by structures (wine tasting/production building) and/or landscaping for the winery. The only outside storage would be small farming equipment associated with the winery production and/or vineyard. Crush pads are a part of the winery production area. All of these areas of winery equipment or crush pads are either stored inside a building associated with the winery or screened by structures or landscaping in the winery section of the resort.
6. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does not have roof mounted equipment. All mechanical equipment are either incorporated into the building or on the ground next to the building, screened by a structure and landscaping.

Winery Standards - In addition to the General Standards, the following standards shall apply to all wineries in the WC- W zone:

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have seventy-six percent (76%) of net acres planted in vineyards, just exceeding the vineyard planting requirement. Of the 121.4 acres of area needing to be planted; 87.1 acres will be planted in vineyards and the remaining 4.1 acres will be planted in olive tree orchards ($121.4 \text{ net acres} \times 75\% = 91.05 \text{ acres required for vineyard/olive tree planting}$). By these calculations ($87.1 \text{ acres of vineyard} + 4.1 \text{ acres in olive tree orchards} = 91.2 \text{ acres of vineyard/olive tree planting}$) the required seventy-five percent (75%) planted area of 91.05 acres will have been met by a total of 91.2 acres in total planted vineyard area. There are no water features, natural or manmade lakes a part of the Project. The perimeter of the parking area section(s) adjacent to the wine country resort and vineyard areas will consist mostly of the olive trees. Additionally, vineyard planting is within the road right of way. These measures have been approved by the Transportation and Land Management Agency Assistant Director.
2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and the vineyards planted will be maintained for the life of the permit. This is satisfied by a field inspection prior to a building permit's issuance. (See COA 0010-Planning-Winery Development).

3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The Project is not proposing an amphitheater, but is anticipating the possibility of live music or amplified sound for their event lawn in their marketplace area. As such, the applicant has applied for a Noise Exception case (NE1800003) for allowance of continuous events with amplified sounds. A noise study has been provided by Helix Environmental Planning dated February 2018 and addressing these possible outdoor noise occurrences. If approved by the Board of Supervisors, outdoor events with amplified sound will be able to occur on a continuous basis as per the conditions of approval attached to this Project.
4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control (at least an ABC 02 license and/or other licenses). (See AND-Federal, State, & Local Regulations).
5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project proposes to have all wine made via the wine production building and for retail sales produced on site from the existing vineyard on the subject property. Additional wine maybe made from the associated Tentative Tract Map's clustered subdivision production lots and vineyard planted area.
6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class VI Winery shall be at least six thousand (6,000) square feet and shall produce at least fourteen thousand (14,000) gallons of wine annually as determined by the County Agricultural Commissioner. The winery section of the Wine Country Resort is 33,402 square feet in size.
7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project developers and owners are aware that the winery must be constructed and operational prior to the building permit issuance and prior to a certificate of occupancy for any incidental commercial use (wedding pavilion, marketplace restaurants, hotel, or event center) being permitted. There is a condition of approval for this Project to confirm that this occurs in the proper order per Ordinance No. 348 for wineries. After final inspection/certificate of occupancy of the winery tasting and production buildings has occurred, the developer and owner will start construction and/or conclusion of the remaining area of the overall wine country resort project.
8. As discussed in previous sections of the Development Standards Findings (i.e. Lodging and Special Occasions standards); the findings for automobile parking, loading and trash services, outside storage, and roof mounted equipment have been discussed and addressed.

Noise Exception Standards

1. Ordinance No. 348, Section 14.93.C.4, states for winery projects with special occasions or outdoor events that include outdoor amplified sound; an exception to Ordinance No. 847 (Regulating Noise) needs to be applied for and approved.

A continuous event noise exception cannot be approved unless the applicant can demonstrate that the activities described for the project would not be detrimental to the health, safety, and general welfare of the community. Factors to consider include the duration of activities and their location in relation to sensitive receptors. The County of Riverside and Department of Environmental Health-Industrial Hygiene Divisions stationary noise standards are 65dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime). The General Plan land use designation Agricultural (AG) and Rural Residential (RR) and (AG) for the Project site and for the surrounding area allows for noise standards of 45dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime) per Ordinance No. 847. The Project's Noise Study (prepared by Helix Environmental Planning, Inc., February 2018) provides analysis that supports the County of Riverside's stationary noise standards of 65dB (daytime) and 45dB (nighttime) levels, but does not meet the Ordinance No. 847 standards for daytime noise of 45dB. Therefore, the Noise Exception is requested to allow for an exception to this 45dB daytime standard for outdoor amplified sound.

As recommended per County of Riverside's stationary noise standards, no special occasion activities especially outdoor events, will occur past 10 p.m. Most activities associated with the Wine Country Resort will be held indoors within its various event halls, buildings, and wedding pavilion; which will be engineered and designed to reduce noise emanating from the buildings as much as possible.

As stated above the special occasion facilities will occur within most if not all of the various event halls, buildings, and wedding pavilion. The Wine Country Resort may on the occasion have amplified sounds or live music throughout the resort. The Noise Exception was applied for to address those times and to analyze any potential increase to noise levels coming from the Wine Country Resort that would be greater than those determined by the County's stationary noise levels. The closest sensitive receptor (a residential dwelling) is approximately 1,000 feet from the winery and wedding pavilion/event barn.

Although the Project does not meet the Ordinance No. 847 standards for daytime noise, in the (AG) and (RR) designations, conditions of approval have been included to address noise concerns. Generally projects are conditioned for hours of operations and compliance with general noise standards by the County of Riverside. Additionally the project has been conditioned for no outdoor activities and/or amplified sounds to occur past 10 p.m. With these conditions of approval in place, the Project is not detrimental to the health, safety, and general welfare of the community and Wine Country District area that includes similar uses operating in the vicinity as the nearest sensitive receptor is approximately 1,000 feet from the Wine Country Resort and sound sources.

Other Findings

1. The Project site is located within a Criteria Cell Group E, F, & I and Cell Nos. 6083 & 6088 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). A Habitat Acquisition and Negotiation Strategy (HANS No. 00408) was reviewed and approved through the Regional Conservation Authority (RCA) by a Joint Project Review (JPR) process. Of the total project area 1099 acres from the previous entitlement (Tentative Tract Map No. 34466), 470 acres were given over to RCA for MSHCP Conservation.
2. The Project site is not located within a city's Sphere of Influence.

3. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding these Projects 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. Based on these concerns, a planting plan was developed that would avoid the cultural resource sites and provide a 50-foot buffer around each site. Deed restrictions would be placed on individual lots in order to ensure that no ground disturbing activity would occur within these buffer zones. In addition, an open space area was designated as a reburial location in the event that cultural material is recovered that the Tribe determines should be reburied. Therefore, impacts will be less than significant.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and has a moderate to very high fire hazard severity zone.
 - a. This use has been designed so it is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. The Project is not a subdivision; but has been condition by the Riverside County Fire Department regarding hazards and public safety.
 - b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Glen Oaks Fire Station No. 96 located approximately 1.82 miles west of the Project site at 37700 Glen Oaks Road. Thus, the Project site is adequately served by fire protection services under existing conditions.

c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Department's review of the proposed Project.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the Project site. As of the writing of this report, Planning Staff has received written communication/phone calls from neighbors and the general public within the surrounding area and beyond requesting information on the Project.

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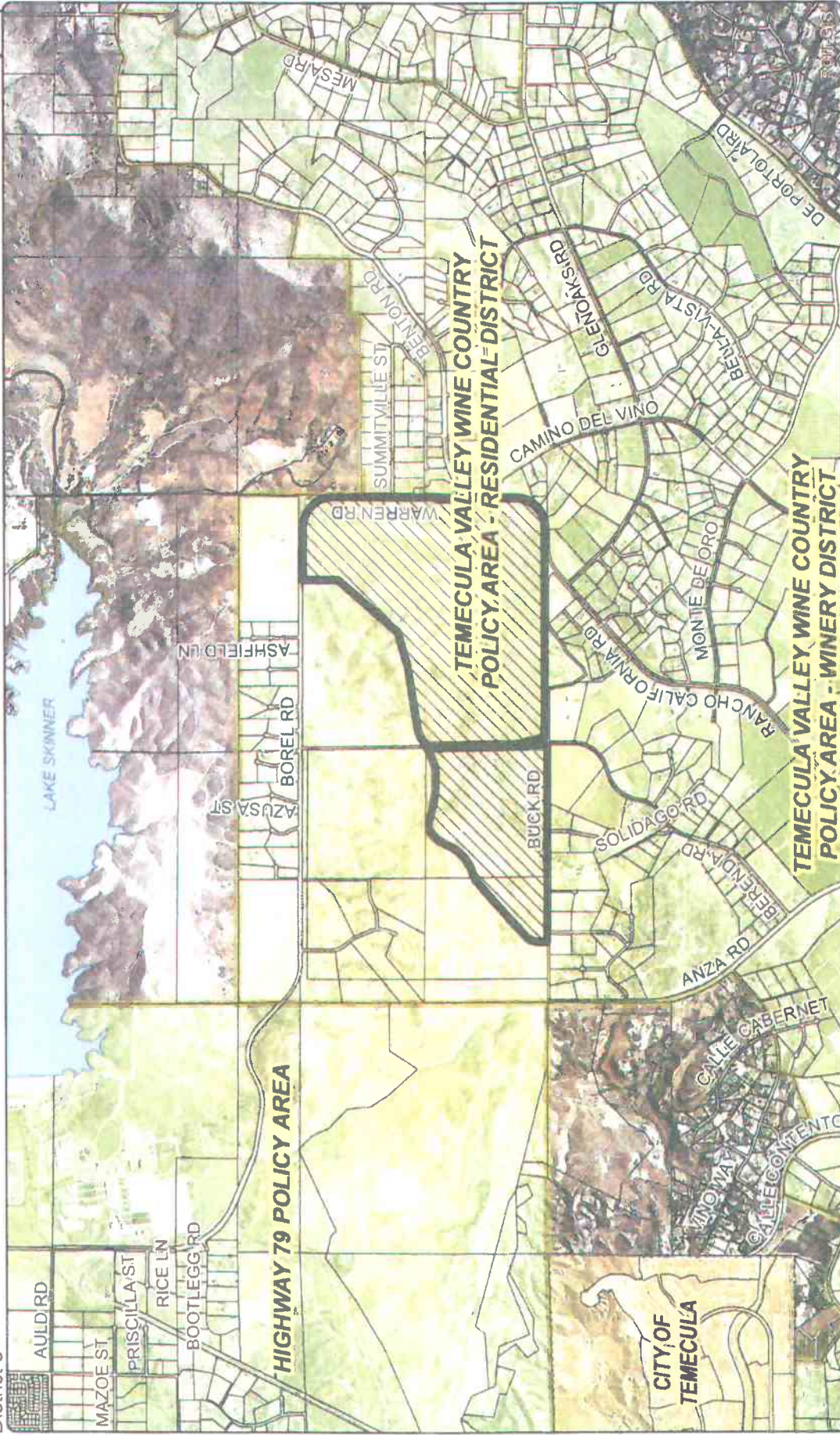
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37377 CUP03719

VICINITY/POLICY AREAS

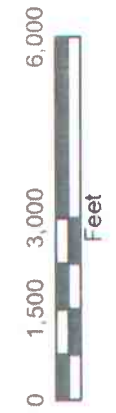
Supervisor: Washington
District 3

Date Drawn: 01/18/2019
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: This map is a representation of the information provided to the Planning Department. It is not a guarantee of accuracy. The Planning Department is not responsible for any errors or omissions. This map is for informational purposes only. It is not to be used for legal or financial purposes. The Planning Department is not responsible for any damages or losses resulting from the use of this map.

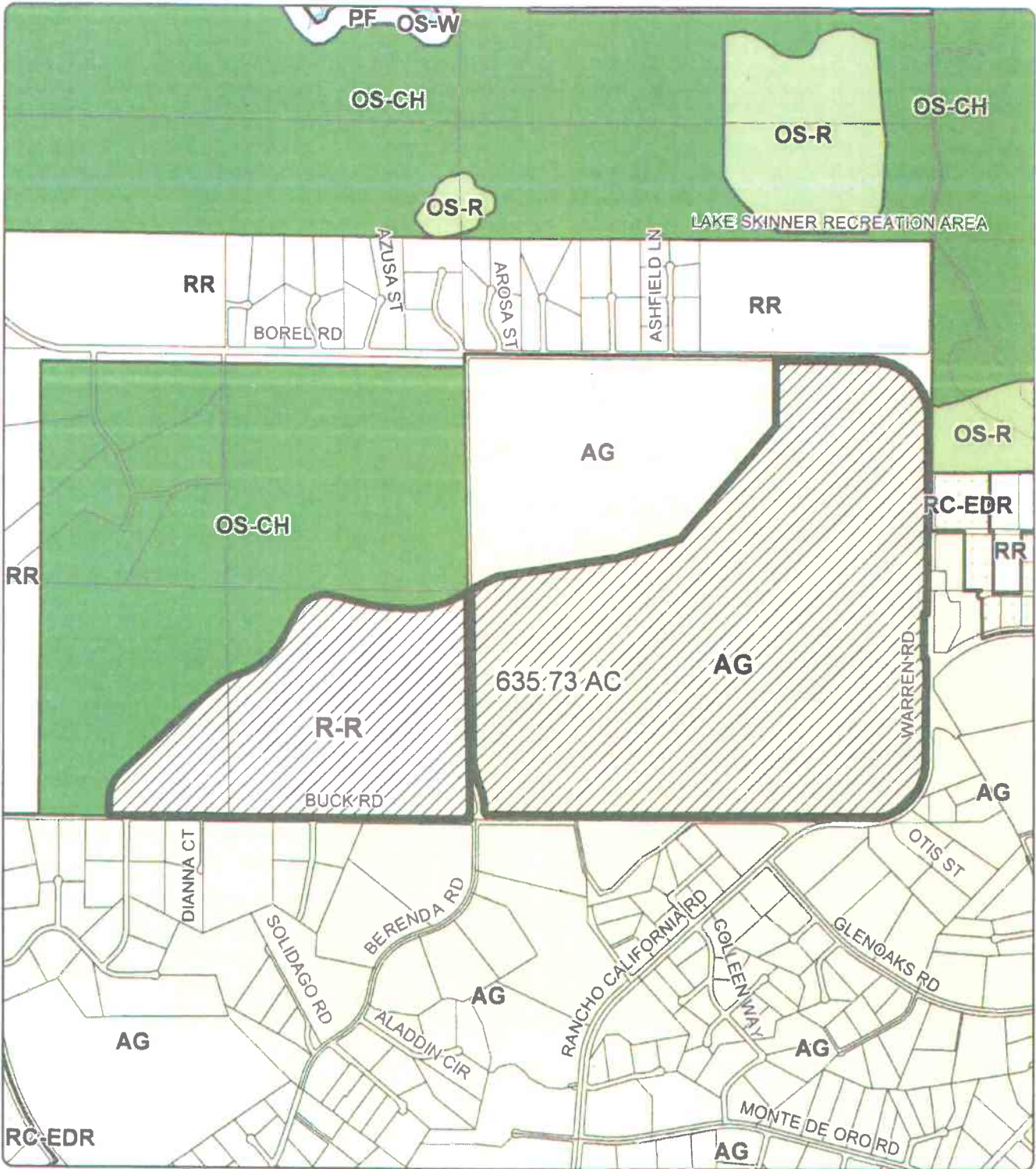
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37377 CUP03719

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 01/18/2019
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a 2003 General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different (or no) land use that is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Within County) or the Palm Desert at (760)863-8277 (Eastern County) or Website: www.riversidecounty.net

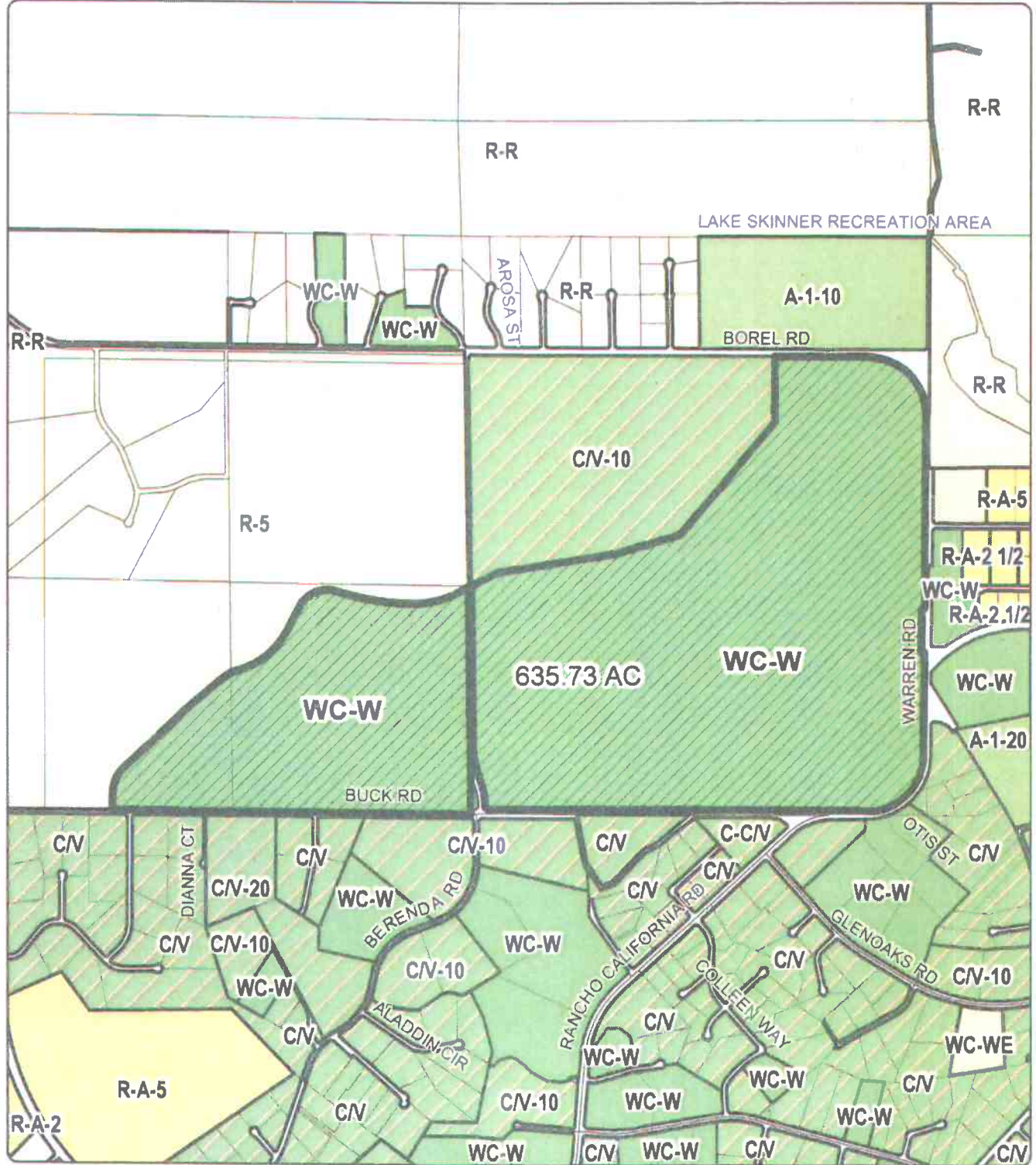
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37377 CUP03719

Supervisor: Washington
District 3

Date Drawn: 01/18/2019
Exhibit 2

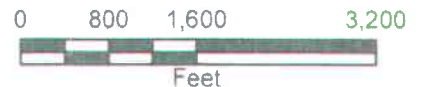
EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER On October 8, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 663-8277 (Eastern County) or Website: www.riversidecounty.net

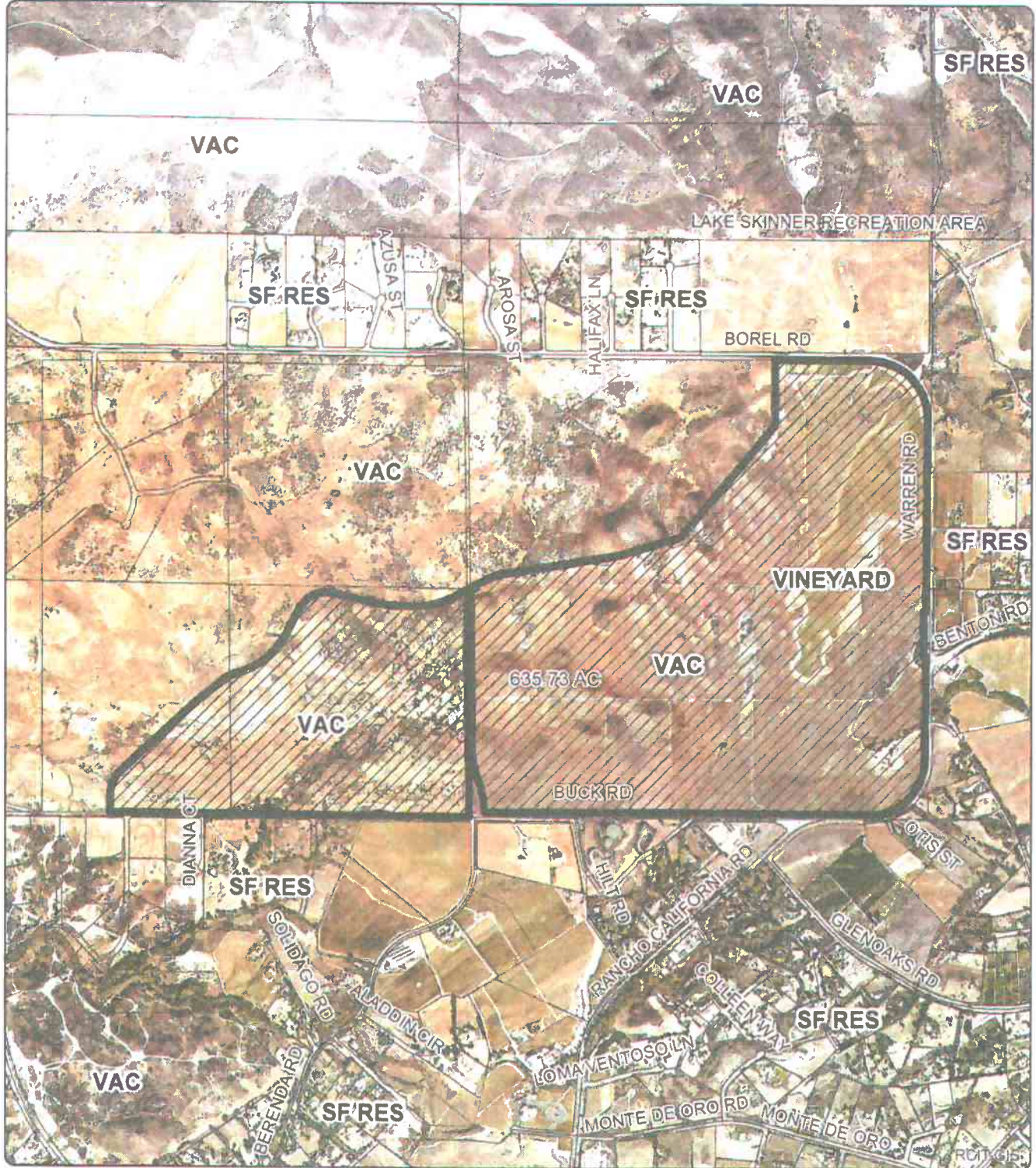


RIVERSIDE COUNTY PLANNING DEPARTMENT
TR37377 CUP03719

Supervisor: Washington
 District 3

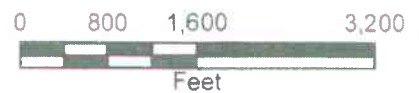
Date Drawn: 01/18/2019
 Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land uses than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Western County) or at Palm Springs at (760) 861-8277. Riverside County's Website



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR37377 / CUP03719 / NE1800003 / EA43043

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

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

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: January 30, 2019

Applicant/Project Sponsor: Standard Temecula LLC Date Submitted: January 27, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: March 12, 2019

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case# ZEA43043 ZCFG06075

FOR COUNTY CLERK'S USE ONLY



12 OAKS WINERY & RESORT PROJECT DESCRIPTION

ADMINISTRATIVE DRAFT SUPPLEMENTAL INITIAL STUDY/
ENVIRONMENTAL ASSESSMENT

Lead Agency:

Project Applicant:

Standard Portfolio Temecula, LLC
488 E. Santa Clara Street, Suite 304
Arcadia, CA 91006

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

2030 Main Street, Suite 1200
Irvine, CA 92614

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1.0 INTRODUCTION

1.1 PURPOSE OF THE SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT / INITIAL STUDY

This Supplemental Initial Study (IS)/Environmental Assessment (EA) has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this IS/EA has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project. As required by State CEQA Guidelines Section 15063, this IS/EA informs County decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A "significant effect" or "significant impact" on the environment means "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (Guidelines §15382).

The County's intent is to adhere to the following CEQA principles:

- Examine subsequent activities in the Wine Country Community Plan in light of the certified Wine Country Community Plan Program Environmental Impact Report No. 524 to determine whether an additional environmental document must be prepared and focus the additional CEQA analysis on new effects not considered before. (State CEQA Guidelines §15168(c), (d).)
- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

1.2 INTENDED USES OF THE IS/EA

The certified Wine Country Community Plan Program Environmental Impact Report No. 524 (WCCP EIR) together with this IS/EA are intended to serve as the primary environmental document for all actions associated with the proposed project as an "implementing project" of the approved Wine Country Community Plan (WCCP), including all discretionary approvals requested or required to implement the project. In addition, this is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

This IS/EA examines the potential environmental impacts of the proposed project and is prepared to address various actions by the County and others to adopt and implement the proposed project. It is the intent of the IS/EA to enable the County, other responsible agencies, and interested parties to evaluate the potential environmental impacts of the proposed project and make informed decisions with respect to the requested entitlements.

1.3 INCORPORATED BY REFERENCE

This IS/EA supplements and incorporates by reference the WCCP EIR and the technical documents that relate to the WCCP or provide additional information concerning the environmental setting of the project. In addition, information disclosed in this IS/EA is based on the following technical studies and/or planning documents:

- County of Riverside General Plan; accessed: <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
- County of Riverside Municipal Code; accessed: countyofriverside.us/AbouttheCounty/CountyOrdinances.aspx
- WCCP EIR, including technical studies, certifying resolutions, and findings
- Temecula Valley Wine Country Greenhouse Gas Reduction Workbook
- Technical studies, resources, and websites listed in each environmental topic section of this IS/EA as sources

In addition to the websites listed above, all documents are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, Riverside, CA 92502.

1.4 DOCUMENT ORGANIZATION

This IS/EA includes the following sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an IS/EA was prepared by the County of Riverside to evaluate the proposed project's potential to impact the physical environment. The section also describes the intended uses of the IS/EA in incorporating the previous WCCP EIR CEQA analysis and mitigation measures.

Section 2.0 Project Description

Provides information about the proposed project's location, development approval background for the project site, and the proposed physical features and construction and operational characteristics.

Section 3.0 Environmental Checklist

Includes the County of Riverside Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Twelve Oaks Project (proposed project or project) consists of approximately 631 acres of land in southwestern Riverside County, northeast of the City of Temecula, including Assessor's Parcel Numbers 964-160-004, 964-160-005, 964-160-007, 964-160-009 (project site). The project site is within the U.S.

Geological Survey 7.5-minute Bachelor Mountain quadrangle map within Section 13, Township 7 South, Range 2 West.

The project site is located approximately 4.5 miles east of the City of Temecula within the Riverside County Wine Country Community Plan (WCCP). The project site is located along Rancho California Road, bound by Buck Road to the south, Warren Road to the east, and Borel Road to the north. Regional access to the project site is provided via Rancho California Road/Buck Road and from Borel Road to the north of the site. The project site's location is shown in Figure 1, *Regional Location Map* and Figure 2, *Aerial of Project Site*.

2.2 PROJECT BACKGROUND

Development on the project site was previously evaluated by the County pursuant to the California Environmental Quality Act (CEQA) through preparation of Environmental Assessment (EA)/Mitigated Negative Declaration (MND) Number 40635 and approved by the County in May of 2007 under Vesting Tentative Tract Map (VTTM) No. 34466. The previously approved development consists of subdividing the 1,099.3-acre project site into 237 lots that would provide 216 single-family residences, 12 open space lots (totaling 96.59 acres), 8 winery production lots, and one 468-acre Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) conservation lot. In addition, the project included a 1.5-acre lot for a future fire station.

Of the approved single-family residences, 128 were to be located on 0.5-acre minimum lots, and 88 on 1-acre lots. The approved residential and winery project on the site was not developed and the project site remains undeveloped. However, 87.1 acres of land are used for vineyards planted on the project site, and approximately 470 acres of open space have been offered for dedication to the Western Riverside County Regional Conservation Authority (RCA) under the approved Owner Initiated Habitat Acquisition and Negotiation Strategy (HANS) No. 00408 to satisfy MSHCP conservation requirements for development of the remainder of the project site. The County approved an extension to the VTTM this year; therefore, it is still an active and valid VTTM.

Development of the project site has also been identified within the WCCP, which was approved by the County on March 11, 2014 and for which the County certified a Program EIR. Development of the project site was evaluated at a programmatic level by the WCCP EIR, which included Project Design Features and mitigation measures to reduce potential impacts. The WCCP Project Design Features that are relevant to the proposed project are included in the proposed project. Additionally, the environmental analysis and mitigation measures from the WCCP EIR have been incorporated into this IS/EA and are listed under each environmental topical area to address the specific conditions of the proposed project and to reduce potential impacts as intended by the WCCP EIR.

The WCCP amended the General Plan land uses, circulation design and other changes, and amended County zoning code development standards among other standards with the purpose of providing:

"a blueprint for future growth within the [WCCP] area to ensure development enhances the quality of life for existing and future residents, while providing opportunities for the preservation and expansion of winery and equestrian operations within the area. Specifically, the [WCCP's] policies ensure the distinct characteristics of each Wine Country Districts are maintained, ensures expansion of viticulture uses to occur throughout the [WCCP] by allowing wineries, permitting densities that will enhance the area's rural characteristics, promoting and supporting the area's tourist potential and agriculture uses..."¹

¹ County of Riverside Resolution 2014-40, page 10.



EPD Solutions, Inc. February 2019

Twelve Oaks
MND
County of Riverside

Figure 1
Regional Map

The project is an “implementing project” of the approved WCCP. The County General Plan designates the project site Temecula Valley Wine Country Policy Area - Winery District and the site is zoned Wine Country-Winery Zone (WC-W). As it relates to the proposed project this zone allows among other uses:

1. Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principle use of the one family dwelling as a residence and employs no more than 2 person who are not residents of the one family dwelling
2. Class I, II, V and VI Wineries
3. Wine Country Clustered Residential subdivisions

2.3 PROJECT CHARACTERISTICS

The proposed Twelve Oaks Winery & Resort project would be developed pursuant to the requirements of the WCCP and includes the following components: 1) a Class VI Winery Resort in the Temecula Wine Country (Winery Resort); 2) a 97-lot, Wine Country Clustered residential subdivision including 21 estate lots each with a Cottage Inn, 18 of which will also include a Class II Winery (Cottage Inns/Wineries), and 76 clustered single-family homes, instead of the previously approved 216-lot residential subdivision and 4) development of supporting infrastructure. Table 1 provides a land use summary of the proposed project, and each project component is described in more detail below. The approximately 470-acre lot open space lot offered for dedication is not included because no change is proposed on the parcel.

Table 1. Land Use Summary

Land Use	Acreage
Winery Resort	126.6
Community Center/Club House	2.0
Wine Village Estates/Cottage Inns (21 Lots)	221.8
Wine Country Residential Subdivision (76 Lots)	166.7
Wine Country Residential Subdivision Open Space	95.9
Future Roadway	14.0
Water Reservoir Site	3.7
Road Realignment Parcel	0.6
Total	631.3

Source: Fuscoe Tentative Tract Map, September 7, 2018.

Winery Resort

The proposed Winery Resort would be developed on approximately 126.6 acres of the project site (Wine Country Resort area). The Winery Resort would consist of a 251-room resort hotel, 26,641 square feet of retail shops and restaurants, an 86.7-acre vineyard, a 4.1-acre orchard, a 33,402 square foot Class VI winery, and associated parking.

The design of the Winery Resort is intended to compliment the surrounding vineyards and rolling topography of the area and to provide a rural village modern-day farmhouse atmosphere. Each part of the resort would have its own architecture based on the landscape and surrounding structures.

The hotel resort buildings would be in clustered configurations to reduce the visual massing and height while promoting pedestrian circulation through landscaped pathways, seating areas, and gathering spaces. In addition, vehicular circulation would be separated from pedestrian circulation and gathering areas to minimize vehicle intrusion and encourage pedestrian activities. The proposed circulation is consistent with the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP NO. 37377
 TWELVE OAKS

OPTIONS OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINE COUNTY, CALIFORNIA
 FEBRUARY 22, 2017



APPENDIX

ENGINEERING NOTES

NOTES

GENERAL NOTES

LEGAL DESCRIPTION

RECORD MAP

BASE MAP

STANDARD NOTES

NOTES

PRELIMINARY QUANTITIES

GENERAL NOTES

SHEET INDEX

Twelve Oaks
 MND
 County of Riverside

Figure 3
 Proposed Site Plan



Figure 4
Proposed Landscape Plan

Twelve Oaks
 MND
 County of Riverside

Resort Hotel: The Winery Resort hotel would be 3 stories in height, have 251 rooms. The building would have architectural features that would extend up to 50 feet above the adjoining grade. The hotel amenities would include a restaurant, spa, fitness center, an adult pool and children's pool, and hot tubs. Other passive amenities are incorporated into the various landscaped areas of the site, including seating and walking paths. The hotel would include an event center to host weddings and other events.

Resort Winery: The Winery Resort would include a Class VI winery that would include the following components: tasting room, wedding pavilion and event barn, administrative building, wine production barn, and two wine barrel storage buildings. The buildings would be one-story would have architectural features that would extend up to 47 feet above the ground. The winery would also include picnic and seating areas, in addition to an outdoor event area that would be used for weddings, celebrations, and other gatherings. The Resort Winery is required to produce at least 14,000 gallons of wine annually consistent with the Winery Zone Ordinance Section 14.93(E)(13) and is anticipated to produce approximately 50,000 cases of wine per year (118,900 gallons per year).

Retail and Restaurants. The Winery Resort would include a marketplace that has 4 one-story buildings for specialty restaurants, retail shops, and an event area. This would consist of a formal dining restaurant, specialty restaurant, event hall, winery retail store, and a private lounge. The one-story structures would be a maximum height of approximately 28 feet.

Vineyards, Olive Groves, Landscaping and Parking. Consistent with the planting requirements of the WCCP, the Winery Resort would include approximately 86.7 acres of vineyards, 4.1 acres of orchards (totaling 75.4% of the net Winery Resort area) and other landscaping. The proposed landscape plan provides a drought tolerant plant palette that would demonstrate how to have water conserving landscape with production of grapes, olives, lavender, honey citrus, fruit and vegetables.

Resort Parking: Parking is dispersed throughout the Winery Resort area to serve the various uses and meet County requirements. A parking study was prepared analyzing the overall parking demand and specific uses that would generate certain demand levels to confirm that the parking layout sufficiently serves the proposed uses.

Winery Resort Operations: The Winery Resort is anticipated to commence operations in 2020. The winery and tasting facilities are expected to be open 7 days a week from 11:00 a.m. to 8:00 p.m. and the ancillary retail would be open from 7:00 a.m. to 9:00 p.m. Guests at the hotel would have check in times beginning at 3:00 p.m. with an 11:00 a.m. check-out time. The event center would hold weddings and other events starting at 8:00 a.m. and concluding by 8:00 p.m. The restaurants would serve from 6:00 a.m. until 10:00 p.m.

Winery Village Residential Subdivision

The previously approved subdivision includes 216 single-family residences and 12 open space lots (totaling 218.6 acres) set aside for vineyards (52% of the net project area). The proposed project would reduce the number of residences to provide 76 single-family residences and 21 Cottage Inns/Wineries (shown on Figure 4, Proposed Site Plan).

The 76 custom-build single-family residences would be located in the southwest portion of the proposed development area, would be a minimum of 1-acre in size, and would conform to the WC-W zone standards for clustered subdivisions. The 21 Cottage Inns/Wineries would be developed on lots that are a minimum of 10-acres in size and would operate as a 5-room bed and breakfast with a Class II Winery that would be invitation-only wineries and not open to the public. In addition, a 2-acre community center with a 5,000-square foot clubhouse, pool, and spa would be provided for use by residents.

Designs and plans for the single-family residences and Cottage Inns/Wineries would comply with the Temecula Valley Wine Country Design Guidelines and would be a combination of one- and two-story structures of varying sizes, but no larger than 12,000 square feet for the clustered single-family residences and 15,000 square feet for the Cottage Inns. Consistent with the WCCP Winery Standards, the Class II Wineries would each be at least 1,500 square feet in size and produce at least 3,500 gallons of wine annually.

Parking to accommodate the Cottage Inns/Wineries would be provided on each lot and adjacent internal roads. Parking on the roads would be implemented using an 8-foot wide decomposed granite "pad" adjacent to the street for parking purposes.

Roadway Improvements and Site Access

Several roadway improvements are proposed as part of project. Rancho California Road would be realigned and extended approximately 2,100 feet between Buck Road and Warren Road. Approximately, 7,000 feet of Buck Road would be paved west of the intersection of Rancho California Road; and the intersection of Buck Road and Camino Del Vino would be reconfigured to be a knuckle.

The Winery Resort would be accessed from the extension of Rancho California Road, and a winery access driveway would connect to the reconfigured intersection of Warren Road, Benton Road, and Rancho California Road. The Cottage Inns/Wineries at the center of the project would access the site from the east via Warren Road and from the south via Buck Road. The Cottage Inn/Winery at the southeast end of the project would access from the east via Buck Road and from the west via a driveway from the realigned Rancho California Road. The clustered single-family residential area would be accessed by two points from Buck Road, and an additional emergency access. The project would also include six internal roadways to serve the proposed project and would connect to the realigned and paved Buck Road to the south, and Warren Road to the east.

Tributaries of Santa Gertrudis Creek cross the project area and the proposed onsite roadways would cross water courses at 13 locations. The project would install culverts at small crossings to convey water at grade from one side of the road to the other. Larger crossings would consist of an arched roadway that would maintain the soft bottom of the watercourse and the existing flow patterns.

Open Space

The proposed project includes a total of 333 acres of vineyards/orchards and 95.9 acres of open space with an approximately 6.5-mile trail network that would provide connectivity between the residential and Winery Resort portions of the project site. In addition, there are existing connections to trails that are part of the approximately 470-acre MSHCP open space lot that has already been offered for dedication. Several archaeological resources have been identified within the project site. These areas have been incorporated into the open space portions of the project with a minimum open space buffer area of 50-feet around each site.

Water System

The project would develop both an onsite water distribution system and offsite water facilities that are included in the Rancho California Water District (RCWD) Master Plan. The onsite water system would serve each of the proposed uses and would connect to the existing 20 and 24-inch water lines along Buck Road. The project would also construct a 4.8-million-gallon reservoir tank that would be located on the south side of Buck Road, adjacent to two existing RCWD water tanks. The new reservoir tank would connect to the existing water lines within Buck Road that would also supply the project.

The project includes water efficient design elements including low flow indoor features (i.e. low flow toilets, showerheads, appliances) pursuant to the California Green Building Code and low water use landscape features pursuant to the County's Water Efficient Landscape Ordinance (Ordinance No. 859). In addition, the project would implement gray water reuse systems, as described.

- **Winery Resort Gray Water Reuse:** Gray water reuse systems would be installed within the Winery Resort to treat water from sinks and showers and reuse it for toilet flushing. As shower and sink water have higher demands as compared to toilet flushing, only a portion of the water would be reused for toilet flushing with the remaining shower and sink water connected and flowing to the sewer.
- **Winery Process Water Reuse:** The wineries would generate process water that would be treated and used for vineyard and landscape irrigation.
- **Condensation Water Reuse:** Condensation water from air conditioning systems would be reused for landscape irrigation.
- **Residential Gray Water Features:** There is also potential for individual home owners to have their home be constructed with dual plumbing, which would allow them to reuse shower and bathroom sink water for toilet flushing.

Sewer System

There is no existing sewer system on or adjacent to the project site. The nearest sewer is approximately 4,200 feet away at Wilson Creek Winery. The project would connect to the existing wastewater system by developing a portion of the Eastern Municipal Water District's (EMWD) planned facilities that would serve the Wine Country area, as described in the WCCP EIR. The project would construct a 5,000 foot 12-inch regional sewer line from a lift station at Wilson Creek along Rancho California Road to the project area, pursuant to the requirements of EMWD.

The project would also construct an onsite sewer system to serve the proposed uses. The system would include 8-inch sewers throughout the entire development, and a new lift station in the southwestern portion of the site that would serve the 76 clustered residential units. A 7,300-foot force main would be installed in Buck Road, which would convey wastewater between the new lift station and the Wine Village Estates/Cottage Inns portion of the site. Wastewater flows from the proposed project would be conveyed to the EMWD wastewater treatments plant via the sewer lines in Buck Road and Rancho California Road.

Drainage System

The project includes development of an onsite drainage system to capture, convey, and filter storm water runoff pursuant to state and regional requirements. The project would install bioretention swales along both sides of the proposed roadways to mitigate and minimize runoff. Additionally, each lot would have individual harvest and reuse cisterns that would reduce the amount of runoff and decrease the amount of water needed for irrigation.

Construction

Build out of the proposed project is anticipated to occur over a 7.4-year timeframe. The project would be developed in 3 phases. Phase 1 would include the Winery Resort, Phase 2 would include development of the Cottage Inns/Wineries, and Phase 3 would include development of the 76 single-family residences. Construction of each phase would be initiated with site preparation, grading, infrastructure installation, building construction, paving of roads and parking areas. Table 2 provides the anticipated construction schedules. The project air quality study estimates the project construction schedule.

Due to the anticipated construction and operations schedule of the 3 phases, it is likely that operational activities would coincide with construction activities. Phase 1 (Winery and Hotel) could be operational during construction activities of Phase 2 (Winery Estates) and Phase 3 (Ranch Lots). Additionally, Phase 1 (Winery

and Hotel) and Phase 2 (Winery Estates) could be operational during construction activities for Phase 3 (Ranch Lots).

Soils would be balanced onsite, with no need to import or export soils material. The anticipated earthwork includes 700,000 cubic yards of cut and 700,000 cubic yards of fill.

2.5 EXISTING PLANS, PROGRAMS, OR POLICIES/WCCP EIR MITIGATION

Throughout the impact analysis in this IS/EA, reference is made to Existing Plans, Programs, or Policies (PPPs) currently in place which effectively reduce environmental impacts. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts.

Also, as described previously, development of the project site was evaluated at a programmatic level by the WCCP EIR, and applicable mitigation measures identified in the WCCP EIR have been incorporated into this IS/EA. Where the application of PPPs and WCCP EIR mitigation measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced. The County will include these PPPs and WCCP EIR mitigation measures along with the project specific mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) for the project to ensure their implementation.

2.6 DISCRETIONARY APPROVALS AND PERMITS

The proposed project would require the following discretionary approvals and permits:

County of Riverside	<ul style="list-style-type: none"> • Approval of this Environmental Assessment/Initial Study • Approval of a Conditional Use Permit for the Winery & Resort • Approval of a Noise Exception • Approval of administrative Plot Plans • Adoption of the Mitigation Monitoring and Reporting Program • Approval of a Tentative Tract Map • Approval of a Grading Permit(s) • Approval of Building Permit(s) • Road abandonment for portions of Rancho California Road, Buck Road and Camino Del Vino via the subdivision map or separate instrument
San Diego Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a National Pollutant Discharge Elimination System (NPDES) Construction General Permit • Issuance of a Water Quality Certification under Section 401 of the federal Clean Water Act • Issuance of Waste Discharge Requirements (WDRs) for the fill or alteration of areas determined to be "Waters of the State"
South Coast Air Quality Management District	<ul style="list-style-type: none"> • Issuance of Air Quality permits for industrial equipment for wine production or large emergency generators
Rancho California Water District	<ul style="list-style-type: none"> • Plan of Service (water) • Water Supply Assessment • Construction Drawing Approval
Eastern Municipal Water District	<ul style="list-style-type: none"> • Plan of Service (sewer) • Construction Drawing Approval

California Department of Fish and Wildlife	• Section 1600 Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code
U.S. Army Corps of Engineers	• Section 404 permit for impacts to areas determined to be "Waters of the U.S."

3.0 COUNTY OF RIVERSIDE SUPPLEMENTAL INITIAL STUDY/ ENVIRONMENTAL ASSESSMENT FORM:

Environmental Assessment (E.A.) Number: EA 43043
Project Case Type (s) and Number(s): TR37377, CUP3719, NE1800003
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler, Project Planner
Telephone Number: 951-955-6060
Applicant's Name: Standard Portfolio Temecula, LLC
Applicant's Address: 488 E. Santa Clara Street, Suite 304, Arcadia, CA 91006

I. PROJECT INFORMATION

Project Description:

Tentative Tract Map No. 37377 is a Schedule B subdivision proposing to subdivide approximately 631 acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.0 gross acre to 5.7 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10 gross acres to 20.5 gross acre; 3) a 2 gross acre community center lot (Lot 98); 4) a 126 gross acre lot (Lot 99) for a Class VI Wine Country Resort; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment parcel and a water reservoir parcel. An additional approximately 468 acres was previously dedicated to the Regional Conservation Authority (RCA) for the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) for conservation through the approved tentative tract map (TTM34466).

Conditional Use Permit No. 3719 (Lot 99 of TTM37377) will consist of a Class VI Winery. This Wine Country Resort is grouped into 5 Master Plan Areas: Area 1 - includes a winery with a wine tasting room building with retail sales included, wine production barn, barrel storage buildings, an administration building and a picnic area with a lawn and outdoor kitchen area; Area 2 - a wedding pavilion building, a bride's dressing room and restroom building, and event barn. Area 3 - a marketplace area consisting of a specialty restaurant, formal dining restaurant, private lounge, and a wine country resort retail/event hall building. Area 4 - consists of a three-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area, and a salon. Area 5 - an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but are not limited to, weddings, public events, private events, and corporate events. Special occasions or events would be located within the proposed buildings or outdoors with amplified sound subject to the County's noise restrictions. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA parking spaces and 20 electrical vehicle parking spaces with stations. Subdivision or winery signage is not a part of this entitlement.

Noise Exception No. 1800003 is in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

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

B. Total Project Area: 4 parcels containing 631 acres

Residential Acres: 388.5	Lots: 98	Units: 97	Projected No. of Residents: 307
Commercial Acres: 126.6	Lots: 1	Sq. Ft. of Bldg. Area: 358,724	Est. No. of Employees: 100+
Industrial Acres: NA	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Open Space, Roads, Community Center and Water Reservoir: 116.2			

C. Assessor's Parcel No(s): 964-160-004, 964-160-005, 964-160-007, 964-160-009

Street References: North of Buck Road, south of Borel Road, west of Rancho California Road and Warren Road, and northeast of Anza Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 7 South, and Range 2 West.

E. Brief description of the existing environmental setting of the project site and its surroundings: The project area is located in the vicinity of Auld Valley (formerly Los Alamos Valley) in the Temecula area of unincorporated southwestern Riverside County. The parcel lies within the Winery District of the Wine Country Community Plan, approximately a mile south of Skinner Reservoir, between Buck Mesa to the southeast and Bachelor Mountain to the northwest. Tributaries of Santa Gertrudis Creek cross the project area.

The project site is relatively flat with rolling hills gaining elevation just north of the perimeter of the project area and east of the northeastern portion that abuts Borel Road. Within the project site, elevation ranges from about 1,400 feet above mean sea level (AMSL) to approximately 1,600 feet AMSL, with knolls and small ridges throughout the project area. The vast majority of the project site has been used as vineyard (or supported other agricultural use) and retains little native vegetation; much of this area is now non-native grassland. Native vegetation communities mapped within the project area include southern riparian woodland, southern willow scrub, alkali marsh, disturbed wetland, coastal scrub, and annual grassland. In addition, the site contains 87.1 acres of vineyards, various dirt roads, and an abandoned corral in the southwestern portion of the site.

The project site is bound on three sides by roads. Buck Road, which is unpaved west of the intersection with Rancho California Road, forms the entirety of the southern boundary and a portion of the eastern boundary. Buck Road becomes Warren Road north of the intersection with East Benton Road. Borel Road forms the Project's northern boundary.

Beyond these roadways, the project site is surrounded by undeveloped land, agricultural uses, open space, wineries and vineyards, and low-density residential uses. Chapin Family Vineyards and Daffo Winery are located immediately east of the project site, and a plant nursery is located to the southeast. Vineyards, an orchard, and greenhouses are located directly south of the project site. Low density residential uses are located to the south along Buck Road and Rancho California Road, to the southeast along Camino del Vino, and east of Warren Road. In addition, open space is located northeast across Warren Road, and northwest of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Riverside County General Plan Land Use Designation of Agriculture: Agriculture (A: AG) (10 Acre minimum) and Rural: Rural Residential (R: RR), the Southwest Area Plan (SWAP), and is an "implementing project" of the Wine Country Community Plan. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture land use designation and the Temecula Valley Wine Country Policy Area.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project includes open space areas within the residential subdivision and winery resort. In addition, 486 acres of land was previously dedicated as open space. Hence, the project would support the General Plan Multipurpose Open Space Policies.

4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Mitigation to reduce foreseeable noise sources in the area has been provided for in the construction and design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project provides 97 single-family residences and does not result in adverse impacts to housing.
7. **Air Quality:** Compliance with AQMD Rules and Wine Country Community Plan (WCCP) Environmental Impact Report (EIR) No. 524 Mitigation Measures would ensure that the proposed project would not result in emissions that exceed criteria pollutant thresholds. In addition, the project is compliant with all applicable Air Quality Element policies.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element of the General Plan by creating a compact resort design that encourages pedestrian walkability throughout the resort area and connection to trails that circulate around the entire site. In addition, the project maintains the limited footprint area that allows for the dedication of 468 acres of open space.

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

C. Foundation Component(s): Agriculture and Rural

D. Land Use Designation(s): Agriculture and Rural Residential

E. Overlay(s), if any:

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area

2. **Foundation Component(s):** Agriculture, Rural, Open Space, and Rural Community

3. **Land Use Designation(s):**

North: Agriculture and Rural Residential

South: Agriculture

East: Agriculture and Rural Community Estate Residential

West: Conservation Habitat

4. **Overlay(s), if any:**

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 Zone (WC-W)

J. Proposed Zoning, if any: No zone change is proposed

K. Adjacent and Surrounding Zoning:

North: Citrus/Vineyard (C/V), Open Area Combining Zone-Residential Developments (R-5), and Light Agriculture (A-1)

South: Commercial Citrus/Vineyard (C-C/V) and Citrus Vineyard (C/V)

East: Wine Country-Winery Existing (WC-WE), Wine Country-Winery (WC-W), Citrus Vineyard (C/V), and Light Agriculture (A-1)

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared. I further find that: (1) the project is consistent with the plans for which the WCP EIR was prepared; (2) new effects which had not previously been considered in the WCCP EIR have been reduced to less than significant by mitigation measures or revisions incorporated into the project; and (3) the project incorporates all applicable mitigation measures and alternatives identified in the WCCP EIR.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Tim Wheeler, Project Planner
Printed Name

Date

2/5/19
For Charissa Leach, P.E. Assistant 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Ordinance No. 460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution); Riverside County General Plan Figure C-8 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2017). Accessible at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/; and the WCCP EIR

a) Have a substantial effect upon a scenic highway corridor within which it is located?

No Impact. The project site is not located along an officially designated scenic highway corridor. The closest "Officially Designated" State Scenic Highway is State Route 74, which is located approximately 24 miles east of the project site. In addition, Interstate 15, which is approximately 7 miles west of the site, is identified as an Eligible State Scenic Highway – Not Officially Designated. The project site is not visible from either State Route 74 or Interstate 15.

In addition, General Plan Figure C-8 shows that the project site is not located within the vicinity of a County designated Scenic Highway. The Closest County Eligible Scenic Highways include State Route 79, which is located approximately 4.5 miles south of the project site, and Interstate 215, which is approximately 7 miles west of the site at Interstate 15. The project site is also not visible from either of the County Eligible Scenic Highways. Due to the distance from these scenic highways, development of the project would not result in impacts upon a scenic highway corridor. No impacts would occur.

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?

Less than Significant Impact with Mitigation Incorporated. The project site consists of both rolling hills and relatively flat terrain that was historically used for agricultural purposes, such as vineyards and cattle grazing. The site is undeveloped; however, the site contains 87.1 acres of vineyards, various dirt roads, and an abandoned corral in the southwestern portion of the site. The project site does not contain any rock outcroppings or unique or landmark features. The area around the project site is generally characterized as rural, and its scenic resources include vistas created by rolling hills, large lot residential and equestrian estates, equestrian

centers, wineries, vineyards, and other agricultural activities, and open space with views of ridgelines, rugged terrain, and a variety of natural habitats such as woodlands.

The proposed project would change the visual character of the project area from vacant/agricultural lands to new wineries, cottage inns, a winery resort, and residential uses. However, vineyards and orchards would comprise 75 percent of the project area and residences would be clustered on one-acre minimum lots to maintain the rural agricultural character of the area. Also, the project has been designed to follow the existing topography such that streets and lots would be integrated into the rolling hills of the site, which is consistent with WCCP aesthetic vision of the area. This design would minimize grading and resulting change to the existing topography, and impacts related to topography or ground surface relief features would be less than significant.

The project has incorporated various design features pursuant to the WCCP Design Guidelines that are specifically intended to maintain the rural Wine Country character, including limiting the Winery Resort to three stories height and use of materials and architecture that corresponds with the rural wine country atmosphere of the area. This includes use of natural stone veneer, concrete and faux wood siding, corrugated metal panels, and rough finished plaster. In addition, the architectural design of the project would utilize metal trellis, fabric awnings, interlocking pavers, and would be landscaped with various trees, shrubs, and groundcovers pursuant to the County's landscape regulations around all buildings, parking lots, roadways, and public locations throughout the project site. Furthermore, the proposed project would be developed in compliance with the WCCP Design Guidelines, which would be verified through the project permitting process. Therefore, the proposed project would result in a less than significant impact related to scenic resources and would not create an aesthetically offensive public view. In addition, WCCP EIR Mitigation Measure AES-2 would be implemented, which requires a signage plan for the project site to ensure signage does not result in impacts related to aesthetics. Impacts would be considered less than significant. AES-2 would be implemented prior to final building inspection of the active building phase when final building placement and design have been determined.

Plans Programs or Policies

No mitigating plans, programs, or policies related to scenic resources are applicable to the project.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

WCCP EIR Mitigation Measure AES-2: All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: Riverside County General Plan and Ordinance No. 655 (Regulating Light Pollution); and the WCCP EIR

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Less than Significant Impact with Mitigation Incorporated. The proposed project site is approximately 17 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process as required by existing County Ordinances and WCCP EIR Mitigation Measure AES-3, which will be implemented prior to building permit issuance when detailed site design plans will be available and upon which the photometric plan will be based. Thus, through the County's development review process, as required by Riverside County Ordinance No. 655 and WCCP EIR Mitigation Measure AES-3, potential project interference with nighttime use of the Mt. Palomar Observatory is considered be less than significant.

Plans Programs or Policies

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

PPP: County Ordinance No. 655: Regulating Light Pollution: Ordinance No. 655 defines lighting sources, establishes the type and manner of installation and operation of lighting, and details lighting prohibitions. The intent of this ordinance is to restrict the permitted use of certain light fixtures emitting into the night sky.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

WCCP EIR Mitigation Measure AES-3: All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Ordinances No. 460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution), No. 915 (Regulating Outdoor Lighting); and the WCCP EIR.

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

Less than Significant Impact. The project site is undeveloped and there is no source of onsite nighttime lighting. However, areas nearby the project site provide sources of nighttime lighting including: illumination from vehicle headlights along Buck Road and Warren Road, and offsite interior illumination from nearby low density residential and winery uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security in the parking lot and along the buildings exteriors; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinances No. 655, 460, and 915 (included as PPP AES-1 through PPP AES-3). In addition, as described above, WCCP EIR Mitigation Measure AES-3 requires submittal of lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the project would not result in a substantial new source of light, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed buildings would not be developed with reflective surfaces, would not include large areas of windows, and would be low density. In addition, County Ordinance Nos. 655, 460, and 915 regulate lighting to ensure that glare does not occur. Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

b) Expose residential property to unacceptable light levels?

Less than Significant Impact with Mitigation Incorporated. As described above, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. In addition, the development standards for the WC Zones requires that all exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per WCCP EIR Mitigation Measure AES-3 and Ordinances No. 460, 655, and 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Plans Programs or Policies

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

PPP AES-1: County Ordinance No. 655: Listed previously in Response 2, Mt. Palomar Observatory.

PPP AES-2: County Ordinance No. 460: Light Standards. Ordinance No. 460 provides standards for residential lighting, as well as lighting for highways, roadways, intersections and traffic signage, which regulates light pollution.

PPP AES-3: County Ordinance No. 915: Regulating Outdoor Lighting: Ordinance No. 915 provides minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents. The ordinance states that all outdoor luminaires in shall be appropriately located and adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, it states that outdoor luminaires shall not blink, flash, or rotate (with exemptions).

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

WCCP EIR Mitigation Measure AES-3: Listed previously in Response 2, Mt. Palomar Observatory.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources,"; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP 2016). Accessible at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/>; California Department of Conservation Williamson Act Program Mapping (DOC 2016). Accessed: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf; and the WCCP EIR.

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

No Impact. The proposed project site is not designated as prime, unique, farmland or farmland of statewide importance. Thus, the project would not result in an impact to those resources. However, the project site is identified by the California Department of Conservation as Farmland of Local Importance, which is defined as land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In response to these agricultural resources the WCCP EIR included Project Design Features that require 75 percent of implementing projects on future winery sites be planted with vineyards on 10 acres or more. The proposed project includes approximately 91-acre vineyard/orchard within the Winery Resort, and 18 Cottage Inns/Wineries that would be a minimum of 10-acres in size and produce at least 3,500 gallons of wine annually. Also, the Wine Country Clustered Subdivision Development Standards require 75 percent of the net project area to be set-aside for planting vineyards. The proposed project includes approximately 109-acre vineyard within the Wine Country Clustered Subdivision area. In addition, 468 acres of the prior project site has been dedicated to the MSHCP Conservation Area and would not be converted into non-agricultural use. Overall, the project would not convert prime, unique, or statewide important farmland; and the project would be implemented in compliance with existing WCCP zoning regulations and Project Design Features related to the locally important farmland. Thus, there would be no impacts.

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?

No Impact. The proposed project site is within the Wine Country-Winery Zone, which allows the proposed Winery Resort, Cottage Inns/Wineries, and clustered single-family residences. As described in the previous response, pursuant to the requirements of the Wine Country-Winery Zone and WCCP the project includes substantial areas of vineyards, orchards, and open space areas. Thus, the proposed project would not conflict with the existing zoning, as intended for agricultural uses. In addition, the project site is not subject to a Williamson Act contract or Riverside County Agricultural Preserve (DOC 2016). Impacts related to conflict with agricultural zoning, Williamson Act contract, or Riverside County Agricultural Preserve would not occur from implementation of the proposed project. There would be no impacts.

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

Less than Significant Impact. All of the areas within 300 feet of the project site are within the Wine Country-Winery Zone, which requires that all residential developments record a Right-to-Farm covenant, to protect the vineyard uses from residential encroachment and conflicting land uses (Ordinance 348.4857). Also, as described by the WCCP EIR, the objectives of the WCCP are to ensure that the area develops in an orderly manner that minimizes conflicts between agricultural and urban uses and decreases the likelihood that conversions from agricultural areas would occur. The intent of the WCCP is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. The proposed development is an implementing project of the WCCP, and as described in the previous responses the project includes substantial areas of vineyards, orchards, and open space areas pursuant to the requirements of the WCCP. Therefore, impacts related to agriculturally zoned property within 300-feet of the project site would be less than significant.

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?

Less than Significant Impact. As described in the previous responses, the project is within the Wine Country-Winery Zone, and the intent of the WCCP is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. As an implementing project of the WCCP, the project includes substantial areas of vineyards, olive groves, and open space areas. Therefore, impacts related to other changes that could convert farmland to non-agricultural uses would be less than significant.

Plans Programs or Policies

No mitigating plans, programs, or policies related to agriculture are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to agriculture that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is 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))?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 the WCCP EIR.

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))?

No Impact. As described in the WCCP EIR, the project site is not located within an area that is identified as forest land or timberland. In addition, the County does not have any existing or proposed zoning of forest land, timberland or Timberland Production Zones within the County. Thus, there would be no impacts.

b) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As described in the previous response, the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not result in the loss of forest land or the conversion of forest land to non-forest use, and no impacts would occur.

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?

No Impact. As described in response a), the project site is not located within an area that is identified as forest land or timberland. Thus, the project would 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, and no impacts would occur.

Plans Programs or Policies

No mitigating plans, programs, or policies related to forest, or timberland are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to forest or timberland that are relevant to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Technical Report for the 12 Oaks Winery Resort Project, prepared by HELIX Environmental Planning, 2018 (AQTR 2018), and included as Appendix A; and the WCCP EIR.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. On March 3, 2017, the SCAQMD adopted the 2016 AQMP, which is a regional and multi-agency effort (SCAQMD, CARB, SCAG, and USEPA). The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As detailed further below, pollutant emissions from the proposed project would be less than the SCAQMD thresholds and would not result in a significant impact related to criteria pollutants. In addition, the project was anticipated for the proposed winery, resort, vineyard, and residential uses, and does not involve a change in General Plan designation or zoning. Therefore, implementation of the project would be consistent with the assumptions in the AQMP and would not conflict with or obstruct implementation of the AQMP. Impacts would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Regional Air Quality Thresholds

The analysis methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily maximum thresholds for regional pollutant emissions, which are shown in Table AQ-1. The regional emissions provided from the Air Quality Technical Report, and summarized here, utilized CALFEEMod to assess the project emission levels. Should construction or operation of the project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds

Pollutant	Mass Daily Thresholds (lbs/day)	
	Construction	Operations
Oxides of Nitrogen (NO _x)	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM ₁₀)	150	150
Fine Particulate Matter (PM _{2.5})	55	55
Oxides of Sulfur (SO _x)	150	150
Carbon Monoxide (CO)	550	550
Lead ^a	3	3
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	

Source: AQTR 2018.

Less than Significant Impact with Mitigation Incorporated.

Construction. Project construction activities would generate pollutant emissions from: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from the site; (3) delivery and hauling of construction supplies to, and debris from, the site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. In addition, construction activities are anticipated to overlap occasionally throughout the construction period.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 (included as WCCP EIR Mitigation Measure AQ-8) requirements that include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches. In addition, implementation of SCAQMD Rule 1113 (included as PPP AQ-1) that govern the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Table AQ-2 shows that construction emissions generated by the project would not exceed SCAQMD regional thresholds, even during overlapping construction periods. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)

Construction Phase	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Phase 1: Winery and Hotel	30.07	37.64	<0.5	5.43	2.98
Phase 2: Winery Estates	30.06	37.53	<0.5	9.28	5.47
Phase 3: Ranch Lots	37.89	48.95	<0.5	9.28	5.47
Overlapping Phases	65.95	81.20	<0.5	13.23	7.90
SCAQMD Threshold	100	550	150	150	55
Exceed thresholds?	No	No	No	No	No

Source: AQTR 2018.

Operation. Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. The Traffic Impact Analysis (TIA) prepared for the project states that at full buildout the project would generate 4,082 average daily trips (ADTs) on the weekdays and 4,847 ADTs on the weekends. As shown in Table AQ-3, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would be less than significant.

Table AQ-3: Operational Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	11.6	1.5	8.6	<0.5	<0.5	<0.5
Energy	0.6	5.3	4.2	<0.5	<0.5	<0.5
Mobile	6.4	45.4	72.0	<0.5	27.9	7.6
Wine Fermentation/Aging	11	-	-	-	-	-
Total Emissions	29.7	52.2	84.7	<0.5	28.5	7.6
SCAQMD Thresholds	55	55	550	150	150	55
Exceed thresholds?	No	No	No	No	No	No

Source: AQTR 2018.

Construction and Operation Overlap. As described in the Project Description, due to the anticipated construction and operations schedule of the three phases, it is likely that operational activities would coincide with construction activities. Phase 1 (Winery and Hotel) could be operational during construction activities of Phase 2 (Winery Estates) and Phase 3 (Ranch Lots). In this scenario, the highest emissions would occur during the paving and the architectural coatings activities of Phase 2, and the building construction activity of Phase 3.

The second scenario assumes Phase 1 (Winery and Hotel) and Phase 2 (Winery Estates) could be operational during construction activities for Phase 3 (Ranch Lots). In this scenario, the highest emissions would occur during the building and the architectural coatings activities of Phase 3. As shown in Table AQ-4, the combined construction and operational emissions in this scenario would be below thresholds. Therefore, impacts would be less than significant.

Table AQ-4: Construction and Operation Overlap Emissions (lbs/day)

Phase	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Scenario 1						
Phase 1: Operations	25.02	47.94	62.08	<0.5	16.07	4.63
Phase 2: Construction	7.57	11.34	17.79	<0.5	0.78	0.65
Phase 3: Construction	0.83	15.13	18.93	<0.5	1.26	1.00
Scenario 1 Maximum Daily Emissions	33.43	74.41	98.79	<0.5	18.11	6.28
Scenario 2						
Phase 1: Operations	25.02	47.94	62.08	<0.5	16.07	4.63
Phase 2: Operations	7.78	14.90	32.73	<0.5	8.27	3.40
Phase 3: Construction	28.61	15.04	18.84	<0.5	1.26	1.00
Scenario 2 Maximum Daily Emissions	61.41	77.88	113.64	<0.5	25.60	9.03
Maximum Daily Emissions of Overlapping Phases	61.41	77.88	113.64	<0.5	25.60	9.03
SCAQMD Threshold	75	100	550	150	150	55
Exceed thresholds?	No	No	No	No	No	No

Source: AQTR 2018. Note: Totals represent the sum of unrounded values.

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)?

Less than Significant Impact. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, or PM_{2.5}) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As shown, in Tables AQ-2 through AQ-4, operation of the proposed project would not exceed SCAQMD's applicable thresholds. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment would be less than significant.

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

Less than Significant Impact

Local Significance Thresholds. SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 27, Anza.

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5-acres daily. The project is anticipated to have a disturbance of less than 5-acres daily. SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source. The closest sensitive receptor is located farther than 328 feet of the project site. Thus, LSTs for a 5-acre site in SRA 27 (Anza) at a distance of 328 feet from a sensitive receiver identify the project's localized air quality impacts. As shown in Table AQ-5, project construction would not generate emissions in excess of the SCAQMD's localized significance thresholds. Thus, local impacts from criteria pollutants generated during construction would be less than significant.

Table AQ-5: Maximum Daily Localized Construction Emissions (lbs/day)

Construction Phase	NO _x	CO	PM ₁₀	PM _{2.5}
Phase 1: Maximum LSTs	29.98	36.72	5.20	2.92
Phase 2: Maximum LSTs	29.98	36.72	9.08	5.42
Phase 3: Maximum LSTs	29.98	36.72	9.08	5.42
Maximum LSTs	29.98	36.72	9.08	5.42
SCAQMD LST Threshold	520	4,282	59	16
Exceed thresholds?	No	No	No	No

Source: AQTR 2018.

CO Hotspots. A CO hot spot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. As described by the Air Quality Technical Report that was prepared for the project, the project would not result in a significant impact to local CO concentrations if it meets all of the below criteria:

- The affected intersection carries less than 31,600 vehicles per hour;
- The project does not contribute traffic to a tunnel, parking garage, bridge underpass, urban street canyon, below-grade roadway, or other location where horizontal or vertical mixing of air would be substantially limited; and
- The affected intersection, which includes a mix of vehicle types, is not anticipated to be substantially different from the County average, as identified by EMFAC or CalEEMod models (AQTR 2017).

The greatest traffic volume at the affected intersections is estimated to be 5,758 vehicles at the intersection of Rancho California Road and Margarita Road during the p.m. peak hour (Fehr and Peers 2017). This intersection is not located in a tunnel, urban canyon, or similar area that would limit the mixing of air, nor is the vehicle mix anticipated to be substantially different than the County average. The project would not result in a potential CO hot spot or exceedance of state or federal CO ambient air quality standards because the maximum traffic volume would be substantially less than the 31,600 vehicles per hour screening level; the congested intersection is located where mixing of air would not be limited; and the vehicle mix would not be uncommon. Thus, impacts related to CO hotspots would be less than significant.

Toxic Air Contaminants. Construction activities would result in short-term, emissions of diesel exhaust from off-road, heavy-duty diesel equipment, which is identified by CARB as a Toxic Air Contaminant (TAC). According to the Office of Environmental Health Hazard Assessment, Health Risk Assessments (HRAs), which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure; however, such assessments should be limited to the period/duration of activities associated with the project.

Offices of Miller, Catlin, Miller
March 11, 2019
P.O. Box 1341 Elsinore, California 92531

RECEIVED AFTER
HEARING CLOSED

Build out all the way to Hemet of Wineries, Hotels, Tract Housing

8619 : TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING for FAST TRACK NO. 2017-03 on TENTATIVE TRACT MAP NO. 37377, CONDITIONAL USE PERMIT NO. 3719, and NOISE EXCEPTION NO. 1800003 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Standard Temecula, LLC – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) and Rural Residential (RR) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 635.73 Gross Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: Tentative Tract Map No. 37377, to subdivide approximately 631 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision with lots ranging from 1 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision with lots ranging from 10.01 gross acres to 20.47 gross acres; 3) a 2 gross acre community center lot; 4) a 126.62 gross acre lot for a Class VI Winery; 5) 7 open space lots and 2 lots consisting of a realignment/subdivision monument lot and a water reservoir lot. Conditional Use Permit No. 3719 proposes a Class VI Winery in 5 Master Plan Areas. Area 1-a winery with wine tasting, retail sales, and a picnic/outdoor kitchen; barrel storage buildings, and an administration building. Area 2-a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3-a marketplace consisting of 2 specialty restaurants, a private lounge, a wine retail/event hall building with outdoor areas. Area 4-a 3-story, 247 guest room hotel with 4 vineyard suites, a restaurant, 2 pools, spa/fitness center with yoga area, and a salon. Area 5-an event center with 2 ballrooms, a reception hall, and 3 meeting rooms. Noise Exception No. 1800003 has been applied for in relation to the special occasion facility to allow for continuous events.

Absolute Outrage that another winery is being proposed. The absolute unnecessary grading the Native and valuable open space between Temecula and Hemet is incorrigible considering that these developers don't consider what else is there, what else is being planned, what CEQA violations they are ignoring. Connect the housing tracts and wineries and you are in Hemet by way of North thru the Winchester tract houses. That is the home for endangered and wild animals and vegetation. This place, Oaks Winery, couldn't possibly stay in business with all the competition. How can the County of Riverside cause the closing of established wineries because there are too many of new these venues being planned. Don't say you are saving the area because some of these places will be estate homes on 10 acres because once buildings and driveways and other man made actions occur; the Nativeness is trampled. You are destroying the very reason there is a Wine Country and that is cool enough and warm enough to grow vineyards all year. Too many buses, cars, trucks, pavement, roof tops, and the heat is localized and stagnating on the vineyards effecting their quality and survivability. Grapes aren't going to grow in the heat that more grading will cause.

The amount of forest products that will be cut for more buildings, the amount of aggregate that will be removed from mountains, the cooper for wiring, the transportation for the destructive materials for more building. Why doesn't this developer buy an already established winery in Sonoma or Italy? We don't need any more wineries. Their changing of the weather is destroying the ones we have.

The traffic build up that this will cause. It is just irresponsible for the representative Chuck Washington to vote for this project. Does the County receive unrefundable money from developers for stringing them out for years so they have to get an extension? The County has got to think of other fund raisers for revenue and it better not be raiding legal dispensaries.

3/12/19 21.1
2019-3-142151

- A. The traffic Circulation Study violates the new laws that have come out of Sacramento that will put a stop to more development in Riverside County. The only circulation that will be left in Wine Country is the Round About that will have a traffic stall not a flow. Outrageous traffic tie up trying to get out of Wine Country everyday as it is and then, the whole thing breaks down about 3 o'clock with the traffic coming up from Escondido and even weekends can become very congested. Solving the traffic in Wine Country starts with no more projects.
- B. This is another Fire hazard because all this vegetation from the Super Bloom will cause dry fuel for the fires. Plus if the heat gets rolling again things could ignite in the summer. The wildlife will suffer too much heat generated by the paving over of Wine Country.
- D. Any new projects should be stopped because of the potential for disturbing topography and leading to a flood. We won't know if the design will be able to absorb the flooding waters until another rain year like this. To avoid the suspense don't build this. There is a 4.8 million gallon rain catching reservoir planned to appease the question of "From Where Will the WATER Come" on the property. This should be constructed, however in the middle of Wine Country on an already built out space and distributed to wineries via piping. This isn't business as usual, it is destruction of more flood plain area--next to Lake Skinner---grading this could lead to more mudflow from intense topsoil loss. This project couldn't be passing the QSD Qualified Storm water Pollution Prevention Plan SWPPP or focus on it wouldn't be on the documents.
- E. There won't be the enough trees and native plants to slow the storms and wind down.
- F. There won't be enough trees to absorb the noise coming from wine parties, traffic, trucks, buses. When there isn't any absorbers, then, it becomes very loud
- G. This will also contribute to the downsizing of the night skies with too much light pollution affecting the night sky and Palomar Observatory.
- H. There will be run off from water impacting pesticides if the grapes aren't grown organically with neem and Tea Tree Oil and other effective insect and disease deterrents that are Natural harmless Plant based insecticides The Insect Glassy Winged Sharpshooter carries Pierce's disease which has the Xylella fastidiosa bacterium which causes leaves and fruit problems in the vineyard. The Sharpshooter is a curse on many agricultural products because it defoliates the foliage and spreads the bacterium.

Maxwell, Sue

From: Maxwell, Sue
Sent: Wednesday, March 20, 2019 8:47 AM
To: District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Leach, Charissa; Russell Brady (rbrady@RIVCO.ORG); Wheeler, Timothy
Subject: March 12 2019 Item No 21.1 - Rancho California Winery (Ms. Albia Miller) - Public Comment Received After Board Mtg
Attachments: Wine Country 2019.doc

Good morning,

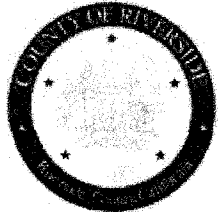
Ms. Miller sent the attached opposition letter via email after the March 12, 2019 Board Meeting, regarding the proposed Rancho California Winery (Conditional Use Permit No 3719).

The email has been printed, logged in and will be added to the March 12, 2019 Agenda Item No 21.1 Back-Up (MinuteTraQ No 8619).

Sincerely,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
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From: COB
Sent: Wednesday, March 20, 2019 7:34 AM
To: 'albia miller' <stopbuildinganything@gmail.com>
Subject: March 12 2019 Item No 21.1 - Rancho California Winery

Good morning Ms. Miller,

The Clerk of the Board of Supervisors received your public comments via email, and will keep on file, although not include in the official Board record for March 12, 2019, Item 21.1 (8619) due to being received after the meeting.

Sincerely,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501

(951) 955-1069 Fax (951) 955-1071

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From: albia miller <stopbuildinganything@gmail.com>


Sent: Tuesday, March 19, 2019 3:23 PM

To: COB <COB@RIVCO.ORG>

Subject: [EXTERNAL MAIL]

Dear Ms. Maxwell

Here is a paper that should have been sent in last week.

 Virus-free. www.avast.com