



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

SEPTEMBER 21, 2016

**PLANNING  
COMMISSIONERS  
2016**

**1<sup>st</sup> District**  
Charissa Leach  
Chairman

**2<sup>nd</sup> District**  
Aaron Hake  
Vice Chairman

**3<sup>rd</sup> District**  
Ruthanne Taylor  
Berger

**4<sup>th</sup> District**  
Bill Sanchez

**5<sup>th</sup> District**  
Mickey Valdivia

**Planning Director**  
Steven Weiss, AICP

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32764** – Applicant: Sideways Properties. Inc – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2-acre minimum) – Location: Northerly of Jack Circle, easterly of Reservoir Avenue, and southerly of 9<sup>th</sup> Street – 6.74 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule B – to subdivide 6.74 gross acres into six (6) – one (1) acre lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32764, extending the expiration date to February 22, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

- 1.2 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31279** – Applicant: VSR Investments, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) – Location: Northerly of 55<sup>th</sup> Avenue, easterly of Jackson Street, westerly of Calhoun Street, southerly of 54<sup>th</sup> Avenue – 20 acres – Zoning: One-Family Dwellings – 10,000 sq. ft./minimum (R-1-10,000) – APPROVED PROJECT DESCRIPTION: Schedule A – 20 acres into 41 single-family residential lots – **REQUEST:** THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31279, extending the expiration date to September 28, 2017. APN: 767-380-016. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.3 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30972** – Applicant: Daniel Rosa – Third Supervisorial District – HomeLand Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre). Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 acres – Zoning: Specific Plan No. 260 (SP ZONE) – APPROVED PROJECT DESCRIPTION: Schedule A -subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots - **REQUEST:** SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No 30972, extending the expiration date to May 11,2017. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.4 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30908** – Applicant: ERP Holding Co., Inc. – Second Supervisorial District – University Zoning District - Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Spring Street between Michigan and Mt. Vernon Avenues – 105.15 Acres – Zoning: Specific Plan (SP 330) – Approved Project Description: Schedule A subdivision of 105.15 acres into 437 residential lots, with a 5,000 sq. f. minimum lot size, 11 open space lots, and 2 parks. - **REQUEST:** EXTENSION OF TIME TO December 21, 2016 - SECOND EXTENSION. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.5 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30909** – Applicant: ERP Holding Co., Inc. – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR)(2-5 D.U./Ac.) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue – 105.15 Acres – Zoning: Specific Plan (SP330) – Approved Project Description: Schedule A subdivision of 78.8 acres into 213 residential lots, with a 4,000 sq. ft. minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir – **REQUEST:** Extension Of Time To December 21, 2016 – SECOND EXTENSION. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.6 **ADOPTION OF THE REVISED 2016 PLANNING COMMISSION CALENDAR**
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
- 2.1 **NONE**

**3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 3.1 **CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning Commercial Citrus/Vineyard (C-C/V) – REQUEST: The Change of Zone proposes to change the site's existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project will improve site access off Rancho California Road along Cilurzo Road, improve the existing parking lot area to accommodate 61 parking spaces, and add a 534 sq. ft. bathroom facility to an existing 13,012 sq. ft. building. The Class II Winery will include the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near. Continued from September 7, 2016. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

**4.0** PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **NONE**


**5.0** WORKSHOPS:

- 5.1 **NONE**

**6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0** DIRECTOR'S REPORT**8.0** COMMISSIONERS' COMMENTS

Agenda Item No. 1.1  
Area Plan: Lakeview/Nuevo  
Zoning Area: Lakeview  
Supervisory District: Fifth  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 32764  
FIRST EXTENSION OF TIME  
Applicant: Sideways Properties Inc.

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 6.74 gross acres into six (6) - one (1) acre lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764**

### BACKGROUND:

The Tentative Tract Map No. 32764 was originally approved by the Planning Commission on February 22, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.





The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 2, 2016) indicating the acceptance of the six (6) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 22, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

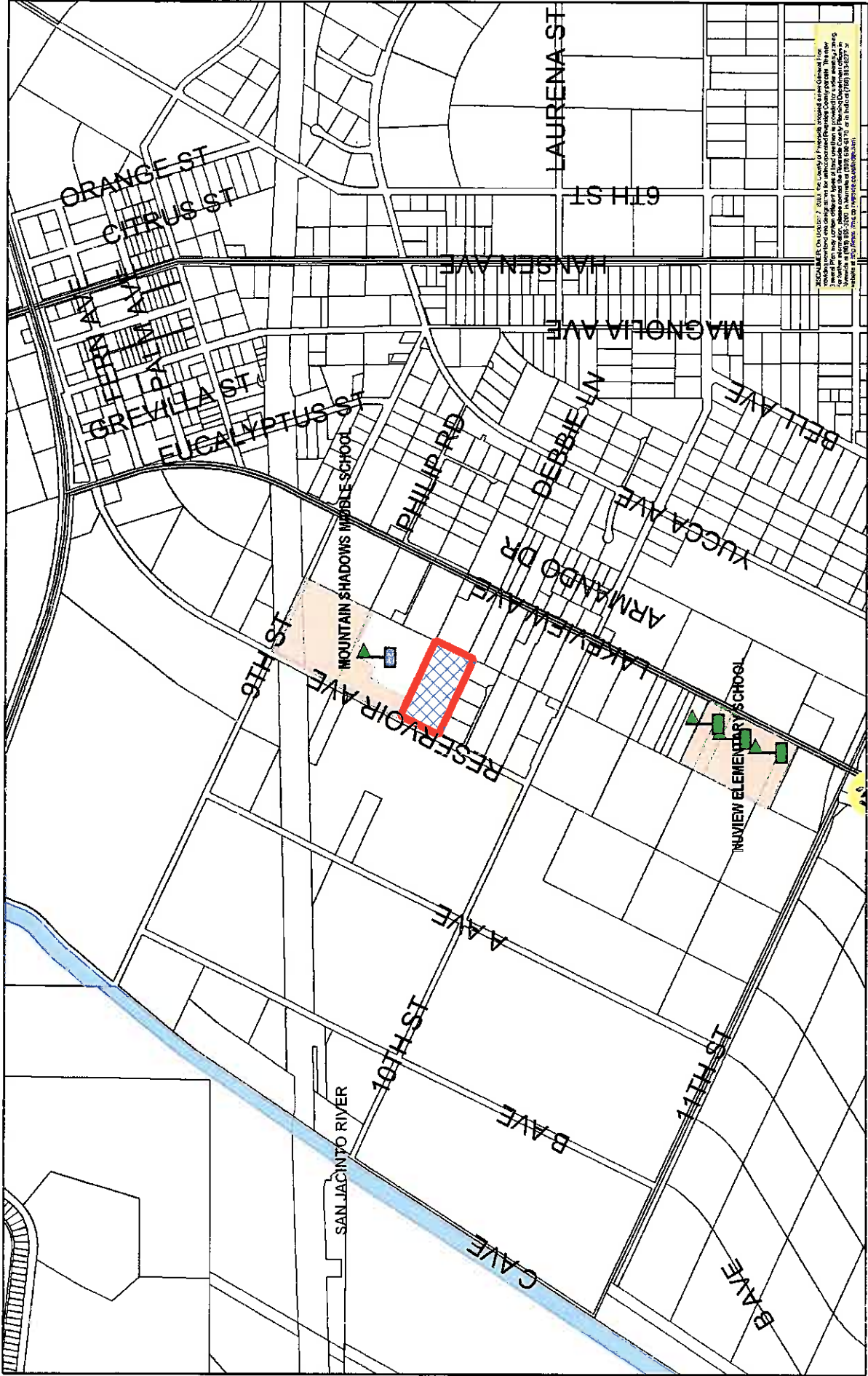
### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 22, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley  
District 5  
DATE DRAWN: 1/31/06

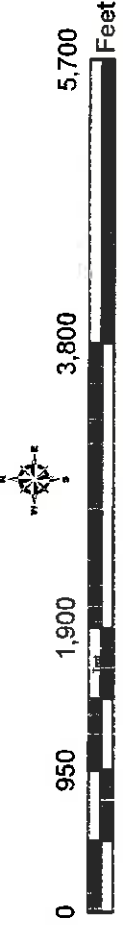
TR32764  
VICINITY MAP

Planner: Adam Rush  
Date: 2/3/06  
Exhibit 5



Zone  
District: Lakeview  
Township/Range: T4SR2W  
Section : 18

ASSESSORS 426-45  
BK. PG. THOMAS  
BROS.PG 778 J3





# TR32764

## DEVELOPMENT OPPORTUNITY



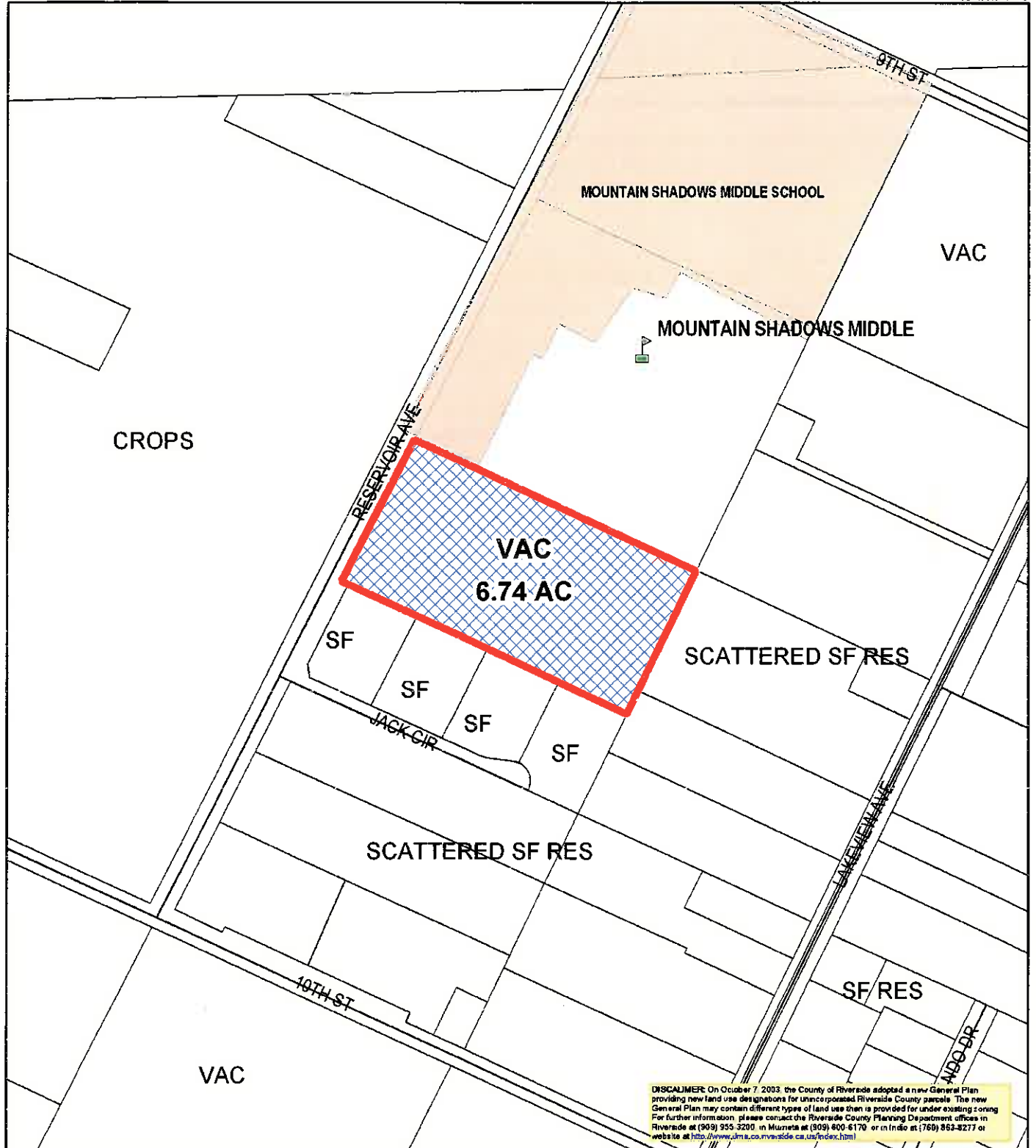
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Lakeview**  
Plan:

Township/Range: T4SR2W  
SECTION: 18



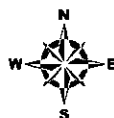
ASSESSORS  
BK. PG. 426-45  
THOMAS  
BROS.PG 778 J3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

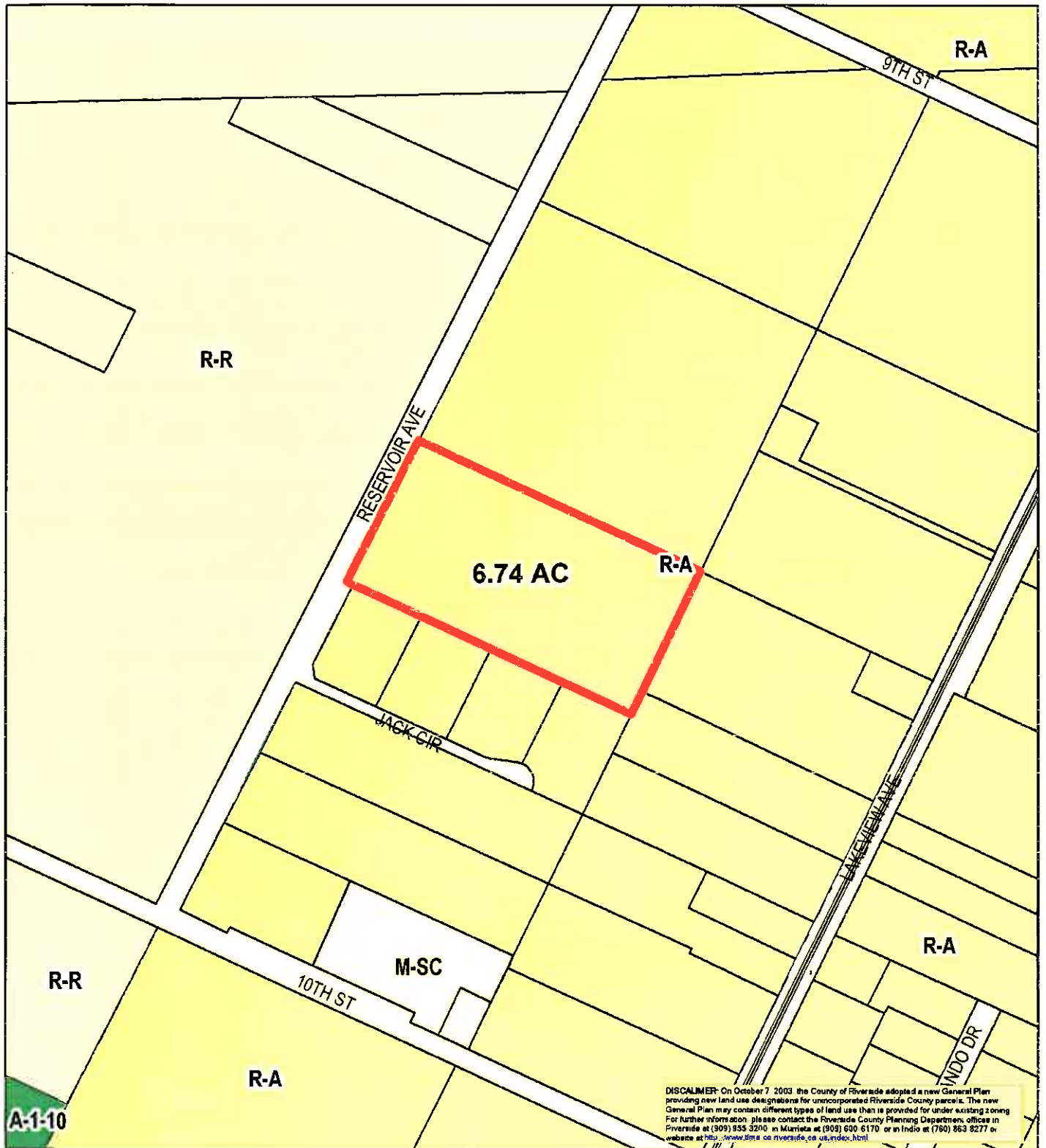
Zone **Lakeview**  
Area:

Township/Range: **T4SR2W**  
Section : **18**



ASSESSORS **426-45**  
**BK. PG.**  
THOMAS **778 J3**  
BROS.PG



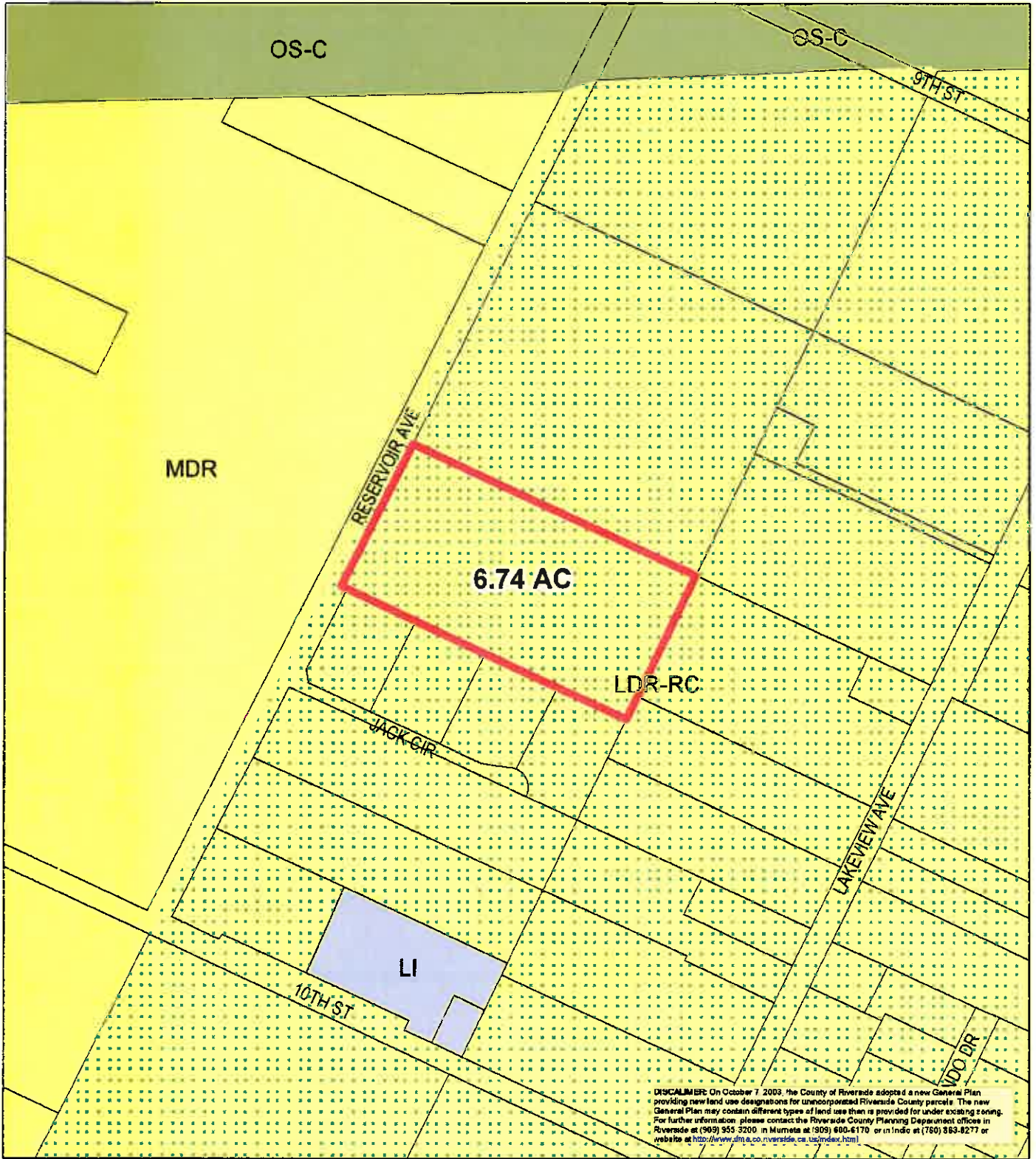


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: Lakeview  
 Area:  
 Township/Range: T4SR2W  
 Section: 18



ASSESSORS  
 BK. PG. 426-45  
 THOMAS  
 BROS.PG 778 J3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Lakeview**  
Township/Range: **T4SR2W**  
Section : **18**



ASSESSORS  
BK. PG. **426-45**  
THOMAS  
BROS.PG **778 J3**



# TENTATIVE TRACT MAP NO. 32764

FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 426-450-010  
AMENDED NO.1

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**OWNER/APPLICANT:**  
TRACT MAP NO. 32764  
A.P.N. 426-450-010  
DATE OF 2007

**REPRESENTATIVE/ENGINEER:**  
MAGANA ENGINEERING & ASSOCIATES  
10000 COLLETON RD., JTE, 201  
TUSTIN, CA 92680  
TEL: (949) 688-5544  
FAX: (949) 688-5544

**LAND DEVELOPMENT CONSULTANT:**  
LAW DEVELOPMENT CONSULTANT  
10000 COLLETON RD., JTE, 201  
TUSTIN, CA 92680  
TEL: (949) 688-5544  
FAX: (949) 688-5544

**ASSESSORS PARCELS:**  
426-450-010  
R-4  
SINGLE FAMILY RESIDENCE

**TRACT MAP GUIDE:**  
APPROVED BY RIVERSIDE COUNTY, YEAR 2004  
PAGE: 7th COOR. 1-4

**LEGAL DESCRIPTION:**  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
**MINIMUM LOT SIZE:**  
1.08 GROSS = 47,400 S.F. GROSS  
1.08 GROSS = 44,431 S.F. NET

**UTILITIES:**  
WATER: MIAMI WATER DISTRICT  
SEWER: SUBSURFACE SEPTIC SYSTEM  
ELECTRIC: S.D. CAL. Edison  
TELEPHONE: ATTORNEY  
SCHOOL DISTRICT: NUEVO VALLEY UNITED SCHOOL DISTRICT  
SERVICE DISTRICT: N/A

**ZONING:**  
EXISTING ZONING: R-4  
EXISTING LAND USE: SINGLE FAMILY RESIDENCE

**NOTES:**  
1. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP  
2. THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC  
3. HAZARDS: IN ACCORDANCE WITH THE CALIFORNIA STATE GEOLOGIC  
4. PREPARED QUANTITY OF INFORMATION IS SHOWN FLOOD PLAN  
5. ALL DOMAINS NOT TO EXCEED 100' GRADE.  
6. ALL DOMAINS SHALL BE A MINIMUM OF 10' IN WIDTH  
7. SCALABLE TO 20'  
8. PROPERTY NOT WITHIN COMMUNITY SERVICES DISTRICT.  
9. BASEMENT NOTES:  
10. 22' ADDITIONAL FRONT OF WAY AND LANDSCAPE EASEMENT  
FOR RESERVOIR AVE

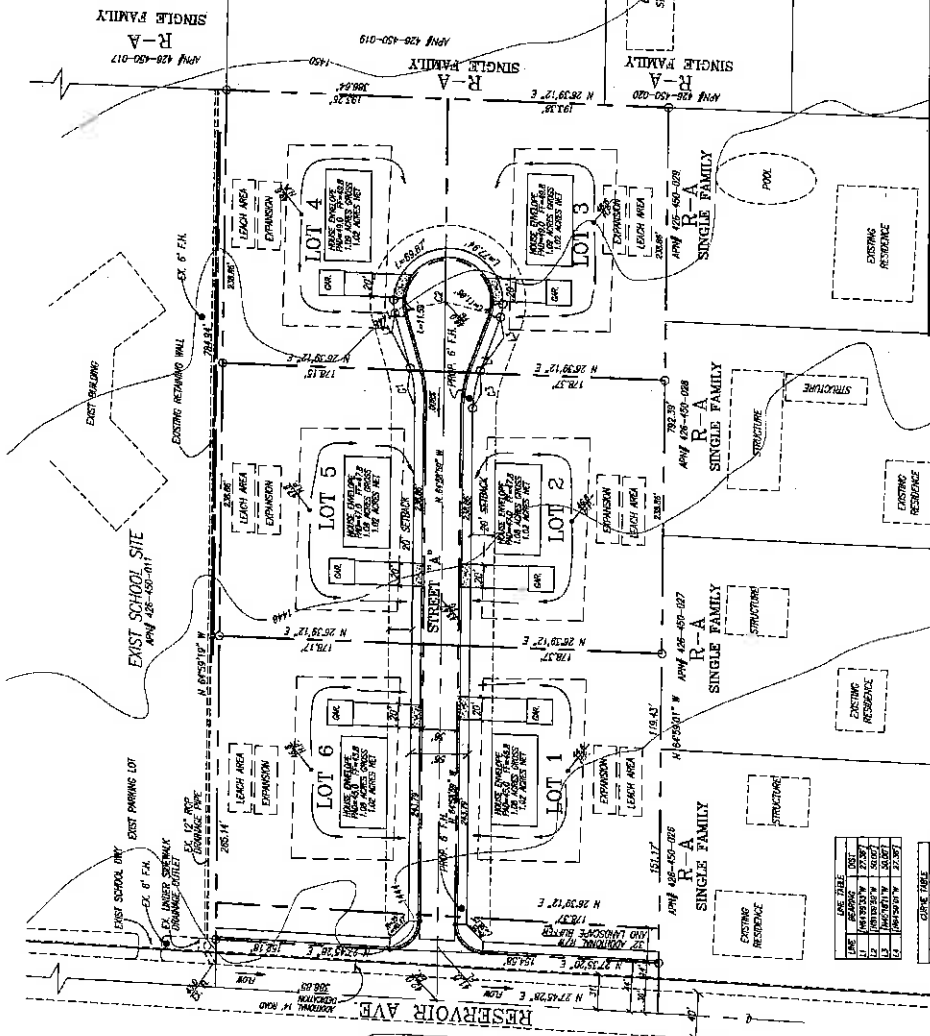
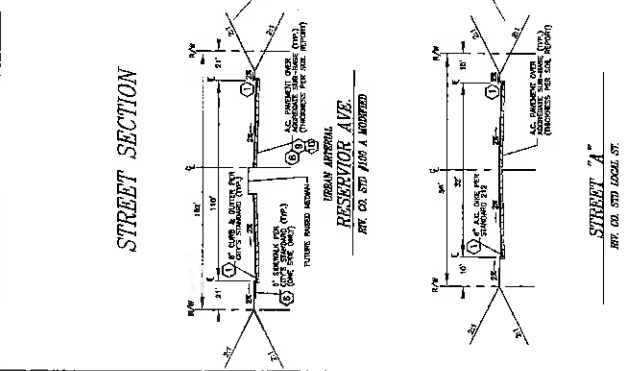
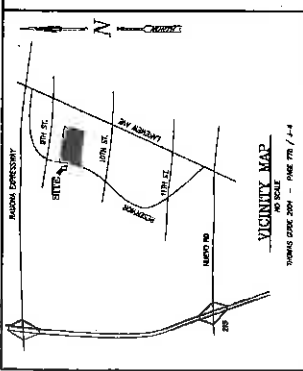
**LEGEND:**  
--- CENTERLINE  
--- RIGHT OF WAY  
--- EXISTING CONTOUR  
--- DRIVEWAY APPROACH (20' TYP)  
--- PROPOSED SHALERS  
--- PAD AREA

**GRAPHIC SCALE:**  
1" = 60'  
CONTOUR INTERVAL: 4'

**DATE:**  
REVISED TO R-4 LAND USE AND ZONING  
FOR ADDITIONAL FRONT OF WAY

**REVISIONS:**

**TENTATIVE TRACT MAP NO. 32764**  
BOB ESTEYER  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N. 426-450-010  
AMENDED NO.1  
DATE OF MAP: MAY 2008



DATE	DESCRIPTION	BY
05/08/08	REVISED TO R-4 LAND USE AND ZONING FOR ADDITIONAL FRONT OF WAY	BOB ESTEYER
05/08/08	REVISED TO R-4 LAND USE AND ZONING FOR ADDITIONAL FRONT OF WAY	BOB ESTEYER
05/08/08	REVISED TO R-4 LAND USE AND ZONING FOR ADDITIONAL FRONT OF WAY	BOB ESTEYER
05/08/08	REVISED TO R-4 LAND USE AND ZONING FOR ADDITIONAL FRONT OF WAY	BOB ESTEYER
05/08/08	REVISED TO R-4 LAND USE AND ZONING FOR ADDITIONAL FRONT OF WAY	BOB ESTEYER


# Extension of Time Environmental Determination

Project Case Number: TR32764  
 Original E.A. Number: EA39752  
 Extension of Time No.: First  
 Original Approval Date: February 22, 2006  
 Project Location: North of Jack Circle, east of Reservoir Avenue, and south of 9th Street

Project Description: Schedule B- to subdivide 6.74 gross acres into six (6) - one (1) acre lots.

On February 22, 2016 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 \_\_\_\_\_  
 Tim Wheeler, Urban Regional Planner III

Date: August 2, 2016  
 \_\_\_\_\_  
 For Steve Weiss, Planning Director

That will work Tim.

Thanks,

Rick

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Tuesday, August 02, 2016 11:26 AM

To: 'Rick Hoffman'

Cc: Baez, Ken

Subject: RE: Update and REVISED 1st EOT TR32764 Recommended Conditions For Acceptance

Rick,

This is an edited version of those conditions of approval (COA). The Grading Dept. was not in the original list for your approval. Plus other of the original COA that was approved has been removed because they were duplicated and not needed in other sections for prior to issuance or final from the Flood Dept. The six (6) listed below and in the attachment are what will be moving forward, four (4) are the same; the two (2) new ones are the BS Grade COA.

I am processing the EOT forward to the PC date of 9/7/16. I just wanting you and the applicant to be aware of the revised COA with the added Grading Dept. conditions inserted.

If you want I will use your statement below in the email as your acceptance of these revised COA.

Thank you Rick

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Monday, August 01, 2016 5:29 PM

To: 'Rick Hoffman'

Cc: Baez, Ken

Subject: Update and REVISED 1st EOT TR32764 Recommended Conditions For Acceptance

Importance: High

Rick,

This and all the other EOTs I have been processing are being further reviewed for duplicate or unnecessary conditions of approval (COA); so as to not further burden the applicant or owner of a tract or parcel map with various additional conditions. I was editing this case for additional COA that were not a part of your clearance and missed the window for the 3rd. Also I just got news today that Planning Commission for August 17th has been canceled.

I have reviewed the final map (FSM32764) and there are still outstanding items that need to be addressed and funds due to move it forward. The next PC hearing is September 7, 2016. This delay in the EOT will not adversely affect the final map processing and since the EOT was applied for in a timely matter; our processing keeps the map alive until it gets approval and then receive and file at the Board.

I am keeping my Principle Planner, Ken Baez (included on this reply) aware of this EOT and others in his area.

Sorry for the delay on this end and we will strive to keep moving forward to get this EOT concluded. Attached is the revised recommended COA and a list of them (edited down to 6 with grading included).

50. E Health #1, 50. E Health #2, 50. Flood #15, 60. BS Grade #15, 80. E Health #2, 90. BS Grade #8

I look forward to your reply

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

TRACT MAP Tract #: TR32764

Parcel: 426-450-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    EOT1- WATER WILL SERVE                    RECOMMND

A "Will-Serve" letter is required from the agency providing water service.

50.E HEALTH. 2                    EOT1- PHASE I ESA REQUIRED                    RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

FLOOD RI DEPARTMENT

50.FLOOD RI. 15                    MAP WQMP IS REQUIRED FOR EOT1                    RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15                    MAP - EOT1 APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2                    EOT1 - NOISE STUDY REQUIRED                    RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions,

09/02/16  
15:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32764

Parcel: 426-450-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 EOT1 - NOISE STUDY REQUIRED (cont.)

RECOMMND

please contact Office of Industrial Hygiene at (951)  
955-8980

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 MAP - EOT1 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.


4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



Agenda Item No. **1.2**  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisorial District: Fourth  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 31279  
THIRD EXTENSION OF TIME  
Applicant: VSR Investments, LLC



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 20 acres into 41 single-family residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31279**

### BACKGROUND:

The Tentative Tract Map No. 31279 was originally approved at Planning Commission on April 7, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6775 and both were approved on September 28, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated August 9, 2016) indicating the acceptance of the two (2) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

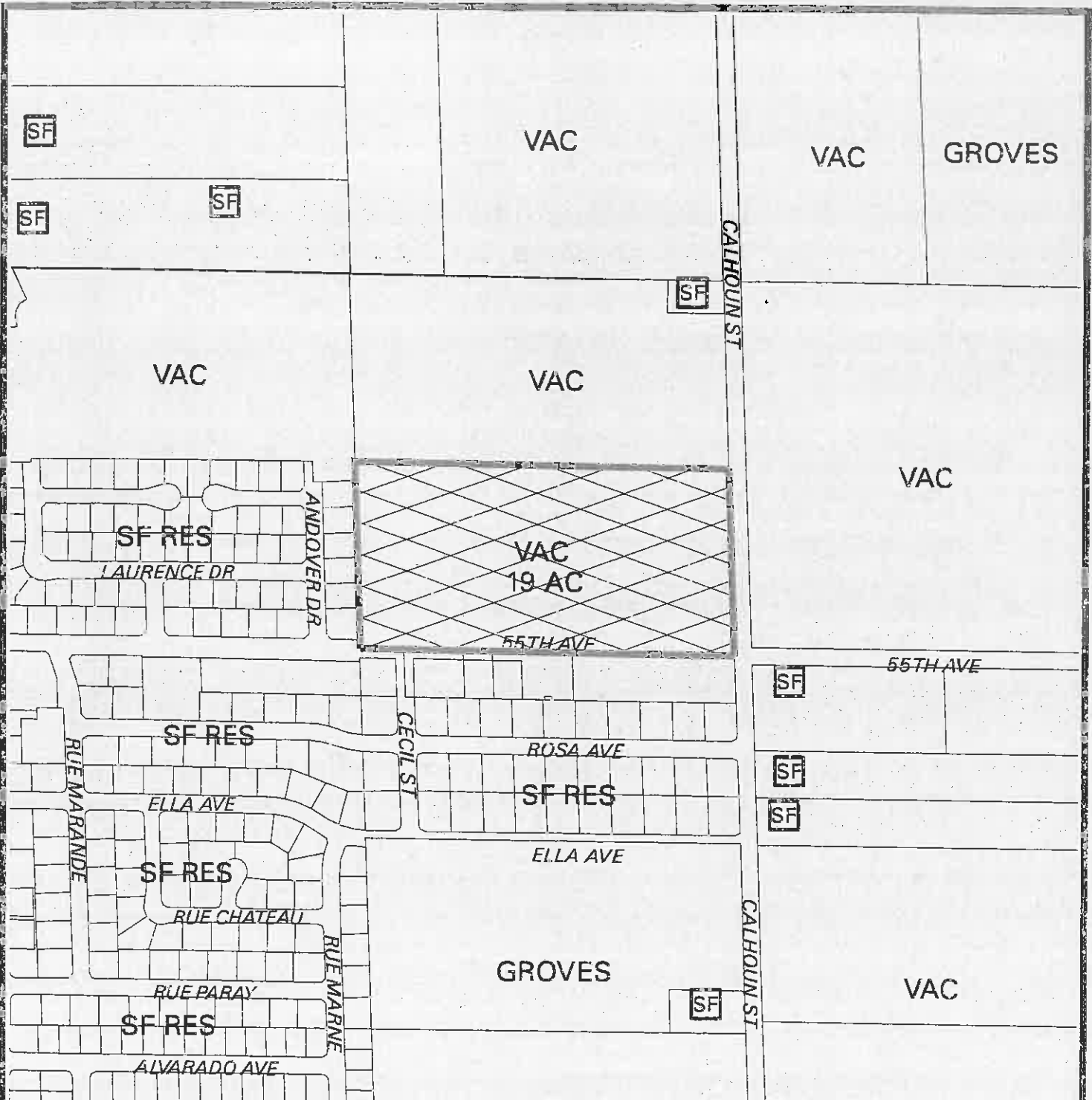
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 28, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31279**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



TR 31279

LAND USE

Ex. 1

Sec 13 T6SR7E

Bl./Pg Assessors

767-38

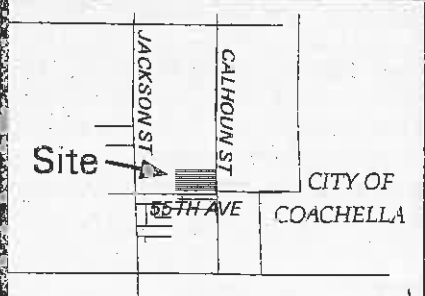
Zone Dist LOWER COACHELLA VLY

Sup Dist 4TH

Thomas 5530HS

Date Drawn 04/24/2003

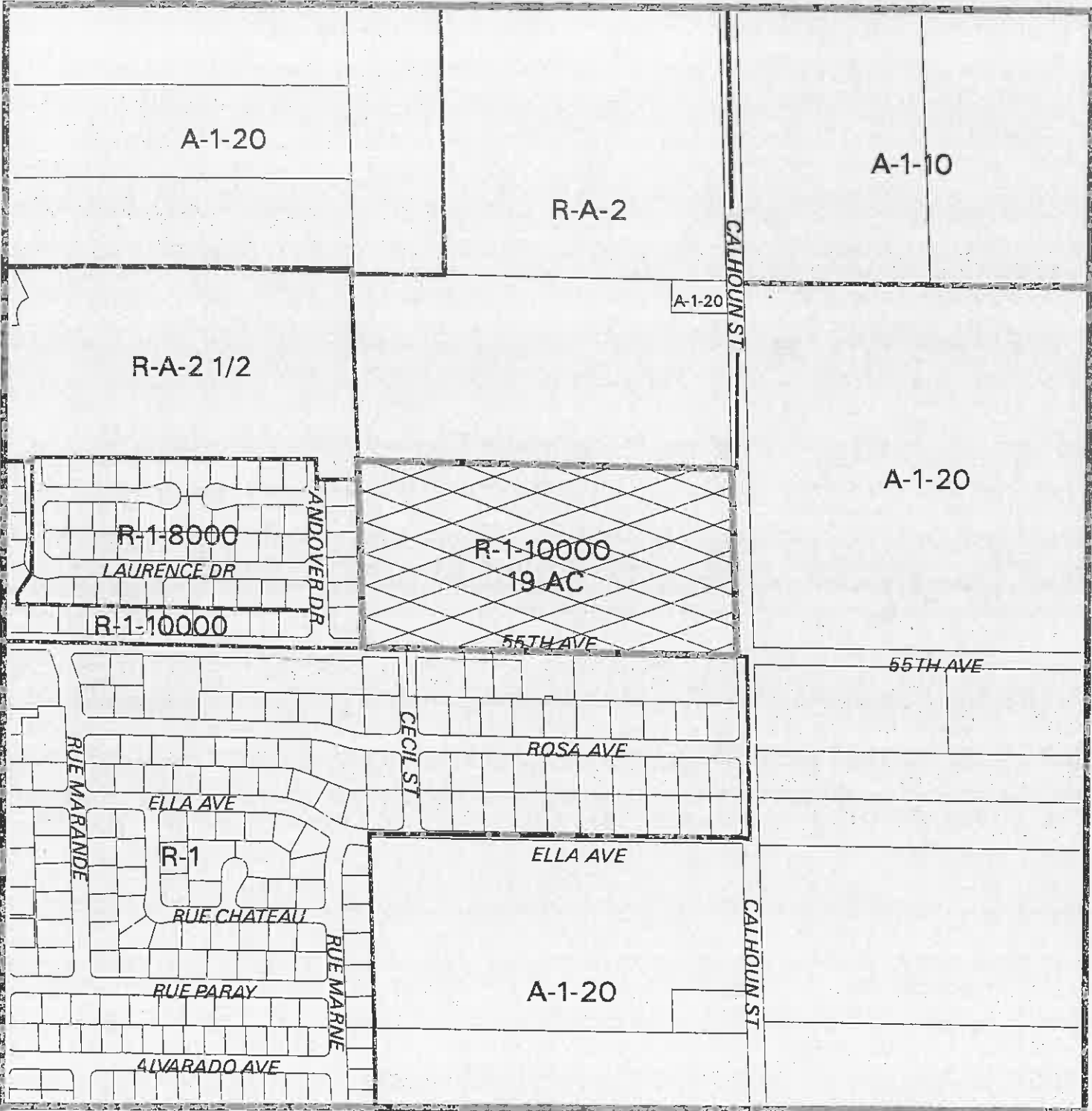
Drawn By 1p



1" = 500'

RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP



TR31279

EXISTING ZONING

Ex. 3

Sec. 13 T6SR7E

Br. Pg. Assessor

767-38

Zone Dist LOWER COACHELLA VLY

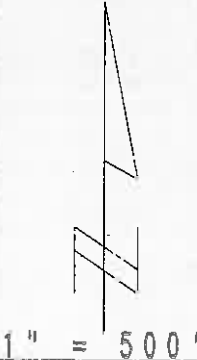
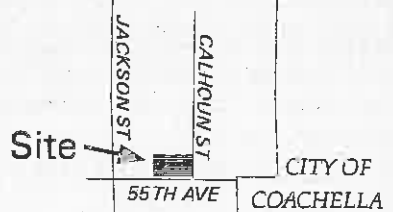
Sup Dist 4TH

Thomas Bros. Pg. 5530H3

Date Drawn 04/24/2003

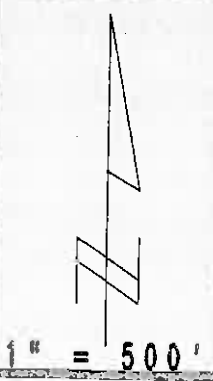
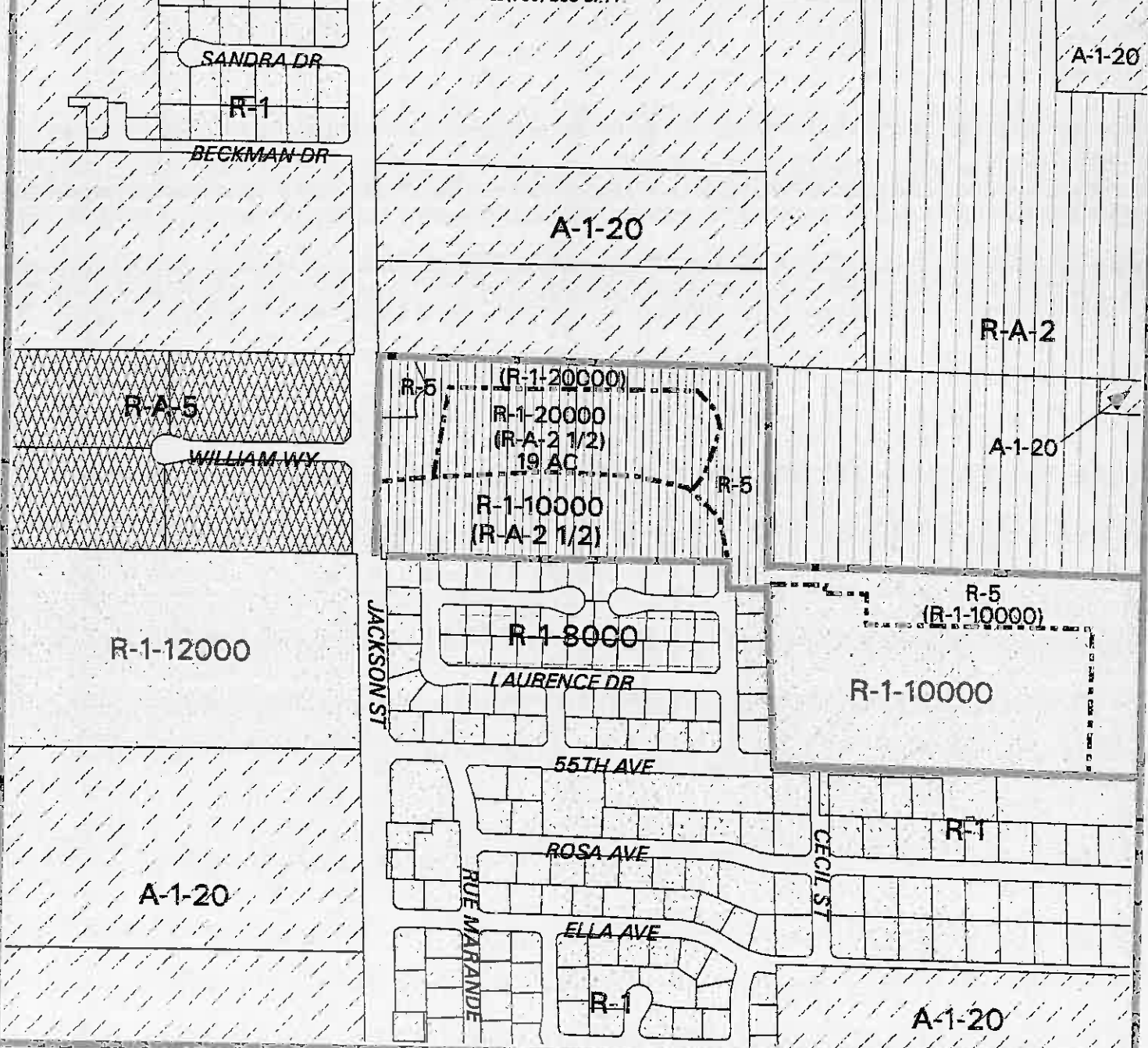
Drawn By ip

RIVERSIDE COUNTY PLANNING DEPARTMENT

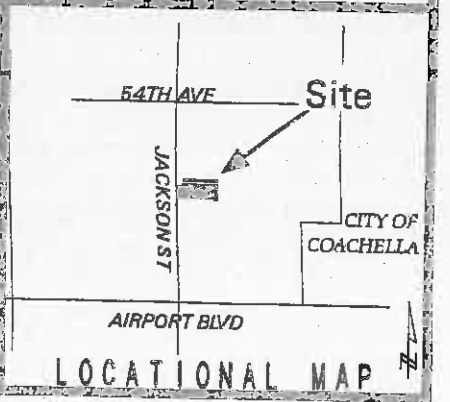


LOCATIONAL MAP

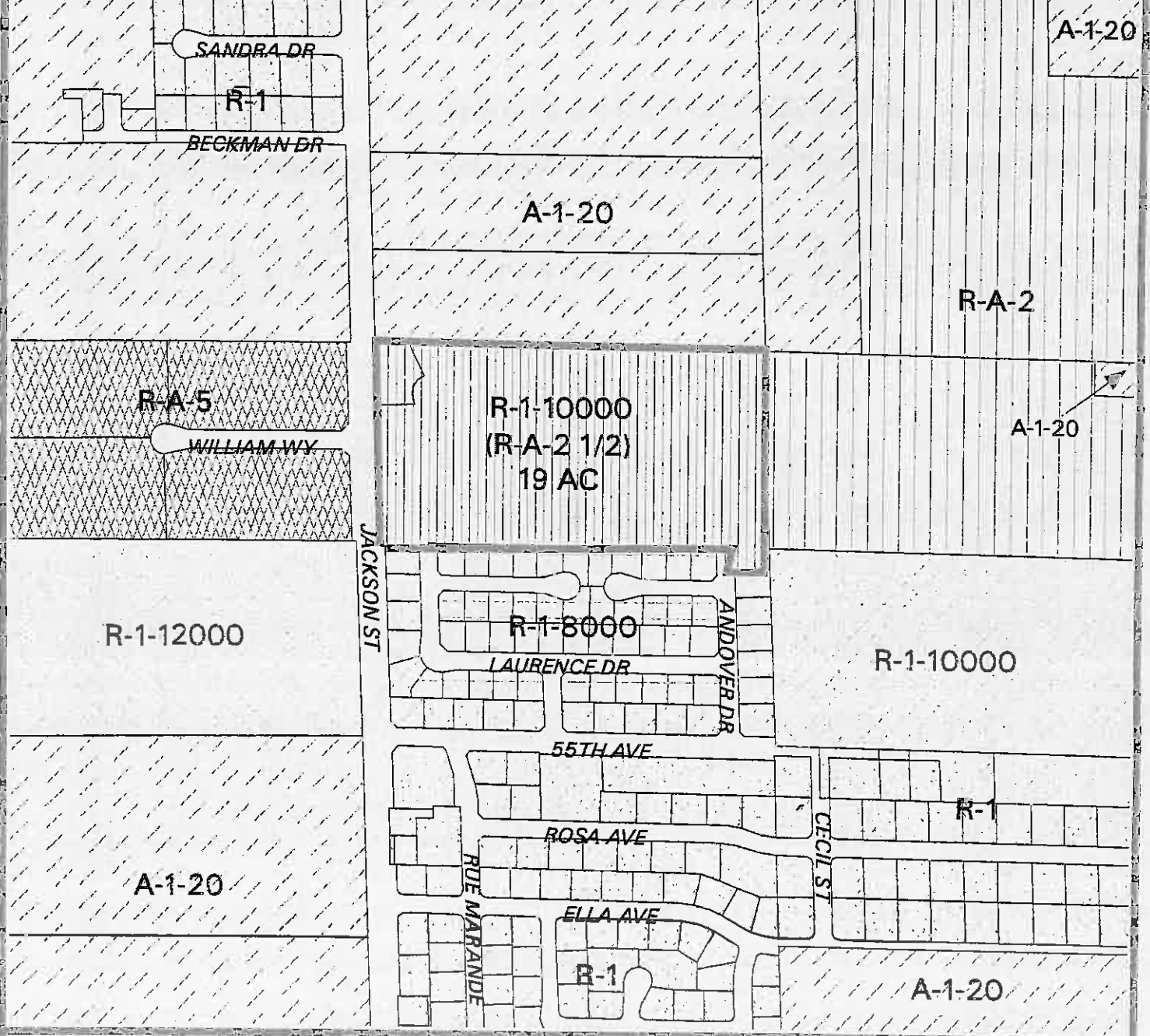
**IMPORTANT NOTICE.** On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated areas of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200; in Murietta at (909) 506-170; or in Indio at (760) 863-8277.



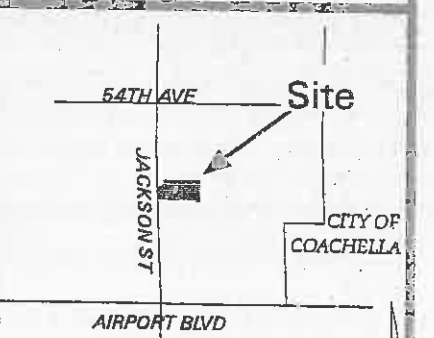
CZ06775 TR31278			
RECOMMENDED ZONING Ex. 4			
Sec	13 T6SR7E	BL/Pg	767-38
Zone	LOWER COACHELLA VALLEY		Sup
Dis			Dist
Thomas	5530H3	Date	01/26/2004
Drawn			By
RIVERSIDE COUNTY PLANNING DEPARTMENT			



**IMPORTANT NOTICE:** On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated areas of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200; in Murietta at (909) 506-170; or in Indio at (760) 863-8277.



CZ06775 TR31278	
PROPOSED ZONING	
Sec. 13 T6SR7E	Blk/Pg 767-38
Zone LOWER COACHELLA VALLEY	Sup. 4TH
Thomas 5530H3	Date 01/26/2004
Bros.Pg	Drawn By ip



1" = 500'

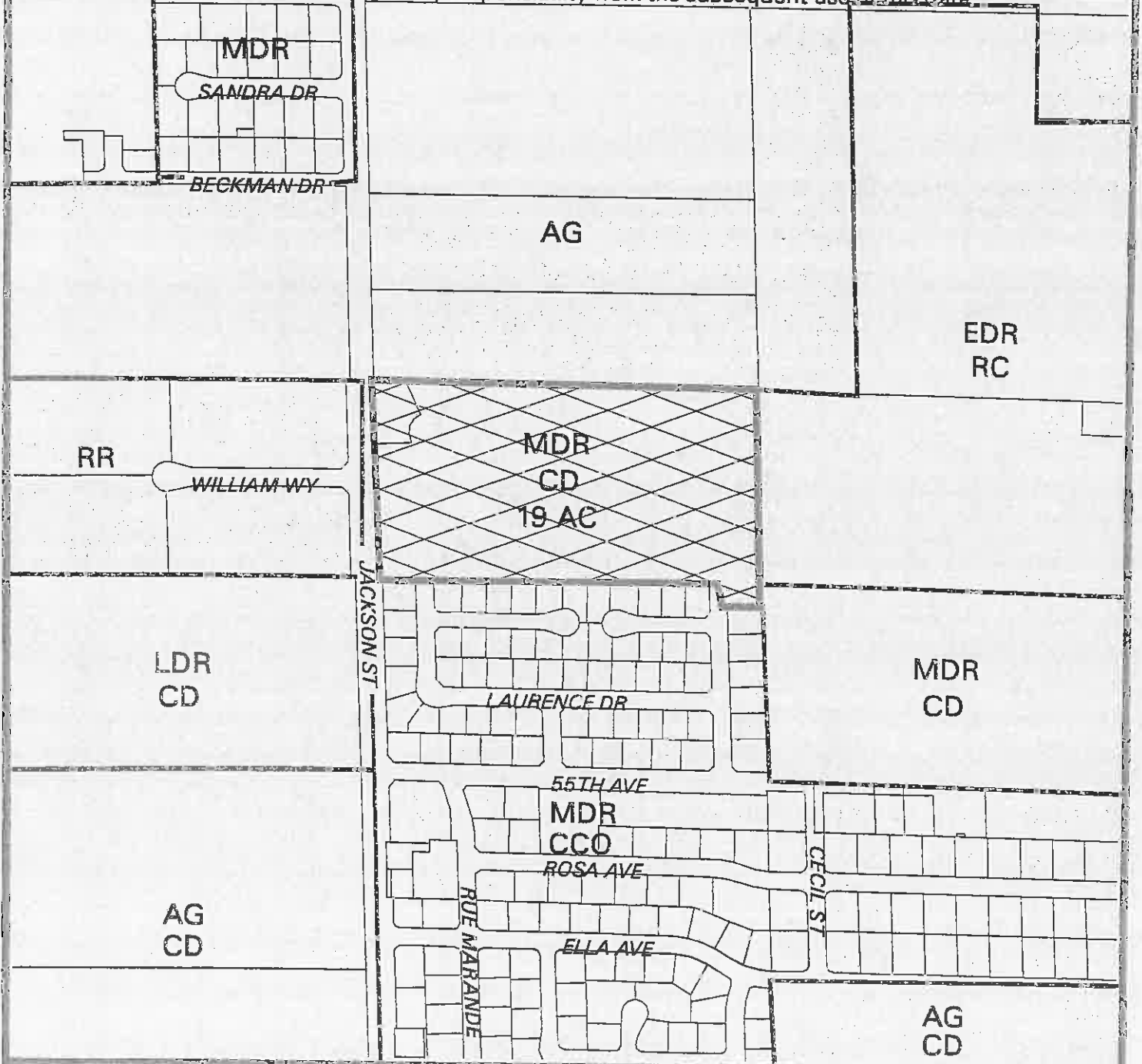
RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP



**\*Disclaimer:**

The data on this General Plan is preliminary and subject to change, please use at your own discretion.  
 The County of Riverside disclaims any responsibility from the subsequent use of this data.



CZ06775 TR31278

**GENERAL PLAN**

Ex. 5

Sec. 13 T6SR7E

Bk/Pg Assessors 767-38

Zone: LOWER COACHELLA VALLEY

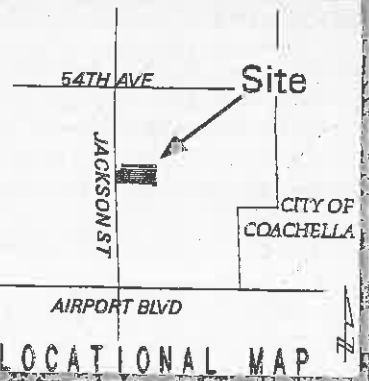
Sup. Dist. 4TH

Thomas Bros. Pg. 5530H3

Date Drawn 01/26/2004

Drawn By IP

RIVERSIDE COUNTY PLANNING DEPARTMENT

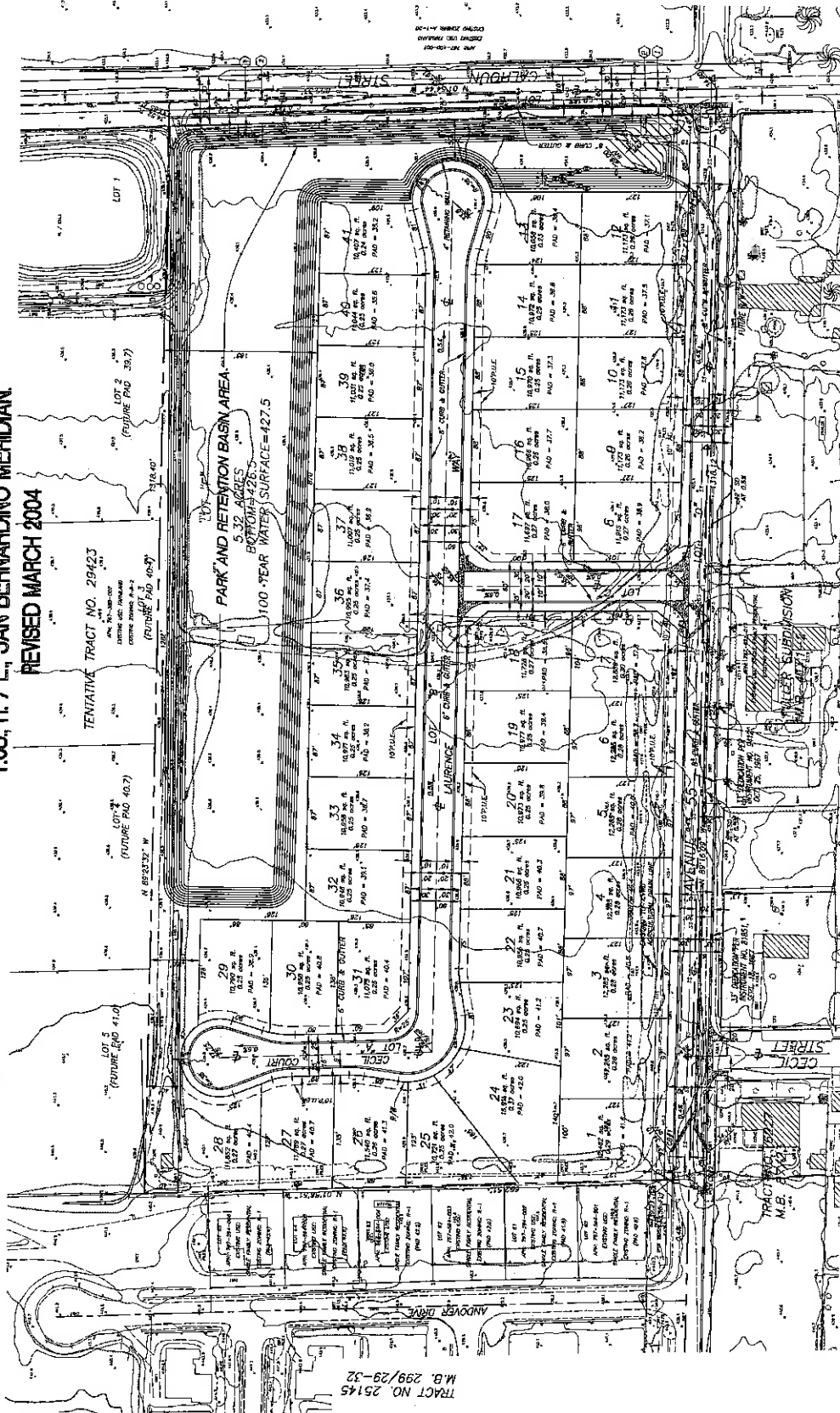


1" = 500'

LOCATIONAL MAP

# IN THE COUNTY OF RIVERSIDE TENTATIVE TRACT NO. 31279

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 13,  
T.6S, R. 7 E., SAN BERNARDINO MERIDIAN  
REVISED MARCH 2004



**LEGAL DESCRIPTION:**  
TRACT 6, PART OF THE SOUTHWEST QUARTER OF SECTION 13,  
T. 6 S., R. 7 E., SAN BERNARDINO MERIDIAN

**OWNER/APPLICANT:**  
THE RUBY GROUP  
10000 RUBY DRIVE  
MIRAMONTE, CA 92450  
(714) 948-5522

**ASSESSOR'S PARCEL NO.:**  
444 79-38-006

**ACREAGE:**  
11.72 ACRES (PER PARCEL)

**LAND USE:**  
RESIDENTIAL SINGLE-FAMILY (R1)  
MINIMUM LOT AREA: 10,000 SQ. FT.  
MINIMUM LOT WIDTH: 30 FT.

**LOT TABULATION:**  
1 LOT TO BE SET ASIDE FOR PUBLIC USE  
1 LOT TO BE SET ASIDE FOR PUBLIC USE  
1 LOT TO BE SET ASIDE FOR PUBLIC USE

**LOT SIZES:**  
MINIMUM LOT AREA: 10,000 SQ. FT.  
MINIMUM LOT WIDTH: 30 FT.

**ZONING DATA:**  
R1 - RESIDENTIAL SINGLE-FAMILY  
MINIMUM LOT AREA: 10,000 SQ. FT.  
MINIMUM LOT WIDTH: 30 FT.

**NOTES:**  
1. ALL DIMENSIONS OF LOTS, CHANNELS, ETC. TO BE AS SHOWN ON THIS MAP.  
2. ALL DIMENSIONS OF LOTS, CHANNELS, ETC. TO BE AS SHOWN ON THIS MAP.  
3. ALL DIMENSIONS OF LOTS, CHANNELS, ETC. TO BE AS SHOWN ON THIS MAP.  
4. ALL DIMENSIONS OF LOTS, CHANNELS, ETC. TO BE AS SHOWN ON THIS MAP.  
5. ALL DIMENSIONS OF LOTS, CHANNELS, ETC. TO BE AS SHOWN ON THIS MAP.

**UTILITIES:**  
WATER: 12" DUCTILE IRON PIPE  
SEWER: 12" DUCTILE IRON PIPE  
GAS: 8" BLACK IRON PIPE  
ELECTRIC: 4" PVC PIPE  
TELEPHONE: 4" PVC PIPE

**LEGEND:**  
1. UNIMPROVED PUBLIC UTILITY LOCATIONS  
2. IMPROVED PUBLIC UTILITY LOCATIONS  
3. UNIMPROVED PRIVATE UTILITY LOCATIONS  
4. IMPROVED PRIVATE UTILITY LOCATIONS  
5. UNIMPROVED SURFACE LANE  
6. IMPROVED SURFACE LANE  
7. UNIMPROVED SIDEWALK  
8. IMPROVED SIDEWALK  
9. UNIMPROVED DRIVEWAY  
10. IMPROVED DRIVEWAY

**IMPROVEMENT SCHEDULE:**  
TENTATIVE TRACT MAP SUBMITTAL  
DATE: 03/15/04  
REVISION: 03/15/04

PREPARED UNDER THE SUPERVISION OF:  
**Warner engineering**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 45124  
10000 RUBY DRIVE  
MIRAMONTE, CA 92450  
(714) 948-5522

APPROVED  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE  
DATE: 03/15/04

EXISTING EASEMENT LEGEND  
1. 20' WIDE EASEMENT PER STATE PUBLIC UTILITIES ACT, SEC. 5-1-14, 5-1-15, 5-1-16, 5-1-17, 5-1-18, 5-1-19, 5-1-20, 5-1-21, 5-1-22, 5-1-23, 5-1-24, 5-1-25, 5-1-26, 5-1-27, 5-1-28, 5-1-29, 5-1-30, 5-1-31, 5-1-32, 5-1-33, 5-1-34, 5-1-35, 5-1-36, 5-1-37, 5-1-38, 5-1-39, 5-1-40, 5-1-41, 5-1-42, 5-1-43, 5-1-44, 5-1-45, 5-1-46, 5-1-47, 5-1-48, 5-1-49, 5-1-50, 5-1-51, 5-1-52, 5-1-53, 5-1-54, 5-1-55, 5-1-56, 5-1-57, 5-1-58, 5-1-59, 5-1-60, 5-1-61, 5-1-62, 5-1-63, 5-1-64, 5-1-65, 5-1-66, 5-1-67, 5-1-68, 5-1-69, 5-1-70, 5-1-71, 5-1-72, 5-1-73, 5-1-74, 5-1-75, 5-1-76, 5-1-77, 5-1-78, 5-1-79, 5-1-80, 5-1-81, 5-1-82, 5-1-83, 5-1-84, 5-1-85, 5-1-86, 5-1-87, 5-1-88, 5-1-89, 5-1-90, 5-1-91, 5-1-92, 5-1-93, 5-1-94, 5-1-95, 5-1-96, 5-1-97, 5-1-98, 5-1-99, 5-1-100

TYPICAL STREET SECTION  
LOTS 9', 12', 15', 20' AND 25'

CUL-DE-SAC  
TYPICAL SECTION (AND SMALL)  
LOT 10'

NEARBY MAP  
NO. 25145  
DATE: 03/15/04

TRACT NO. 25145  
M.B. 299/29-32

AMENDED NO. 4

TENTATIVE TRACT NO. 31279

03/14/04

# Extension of Time Environmental Determination

Project Case Number: TR31279  
Original E.A. Number: EA38976  
Extension of Time No.: Third  
Original Approval Date: September 28, 2004  
Project Location: North of 55th Avenue, east of Jackson Street, west of Calhoun Street, south of 54th Avenue  
Project Description: Schedule A - 20 acres into 41 single-family residential lots

On September 28, 2004 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: August 30, 2016  
For Steve Weiss, Planning Director

VSR Investments, LLC has reviewed the proposed condition of approval in relation to the Third Extension of Time Request for Tentative Tract Map No. 31279. As the Extension of Time applicant, I accept the addition of one new condition of approval, i.e., 90 BS GRADE #7, regarding the WQMP.

Thank you and please confirm receipt of this email.

Roberto Jinich

4370 La Jolla Village Drive

Suite 640

San Diego, CA 92122

Office (858)535-9000 x 8112

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Tuesday, August 09, 2016 4:06 PM

To: Curtis Suda <curtis@paragoncompany.com>

Cc: Roberto Jinich <roberto@paragoncompany.com>

Subject: RE: 3rd EOT for TR31279 Recommended Condition for Acceptance

Roberto/Curtis,

An additional condition has been recommended for this extension of time(EOT). Please see the attached conditions of approval (COA) and the email below for these recommended COA. If you accept these COA, then I will set the EOT for Planning Commission (next available date is 9/7/16). Then once it is approved at PC, it will proceed to the Board for receive and file.

Please contact me if you have any questions.

Attn: VSR Investments, LLC

4370 La Jolla Village Dr., STE #640

San Diego, CA 92122

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31279.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60 EPD #1; 90 BS GRADE #7

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler, Urban Regional Planner III

From: Curtis Suda [mailto:curtis@paragoncompany.com]

Sent: Tuesday, August 09, 2016 11:32 AM

To: Wheeler, Timothy

Subject: FW: 3rd EOT for TR31279 Recommended Condition for Acceptance

Hi Tim,

Please see below regarding the acceptance of the condition and let me know if you need anything else.

Thanks,

Curtis Suda

Paragon Management Company, LLC

From: Roberto Jinich [mailto:roberto@paragoncompany.com]

Sent: Tuesday, June 14, 2016 11:50 AM

To: Harris, Dionne

Cc: Wheeler, Timothy; Dan Berkus

Subject: Re: 3rd EOT for TR31279 Recommended Condition for Acceptance

Good morning Dionne,

Thank you very much for your email.

VSR Investments, LLC has reviewed the proposed condition of approval in relation to the Third Extension of Time Request for Tentative Tract Map No. 31279. As the Extension of Time applicant, I accept the addition of one new condition of approval, i.e., 60. EPD #1, regarding the MBTA survey.

Please confirm that this email meets the requirement to inform you of our acceptance of the condition.

Thank you very much and regards,

Roberto Jinich



08/09/16  
14:10

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31279

Parcel: 767-380-016

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - EOT3 MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

MAP - EOT3 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or

08/09/16  
14:10

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31279

Parcel: 767-380-016

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT3 IF WQMP REQUIRED (cont.)

RECOMMND

clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.


4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

1.3

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Homeland  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 30972  
SECOND EXTENSION OF TIME  
Applicant: Daniel Rosa

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972**

### BACKGROUND:

The Tentative Tract Map No. 30972 was originally approved at Planning Commission on May 11, 2005.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of twelve (12) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the



correspondence from the Extension of Time applicant (dated August 16, 2016) indicating the acceptance of the twelve (12) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

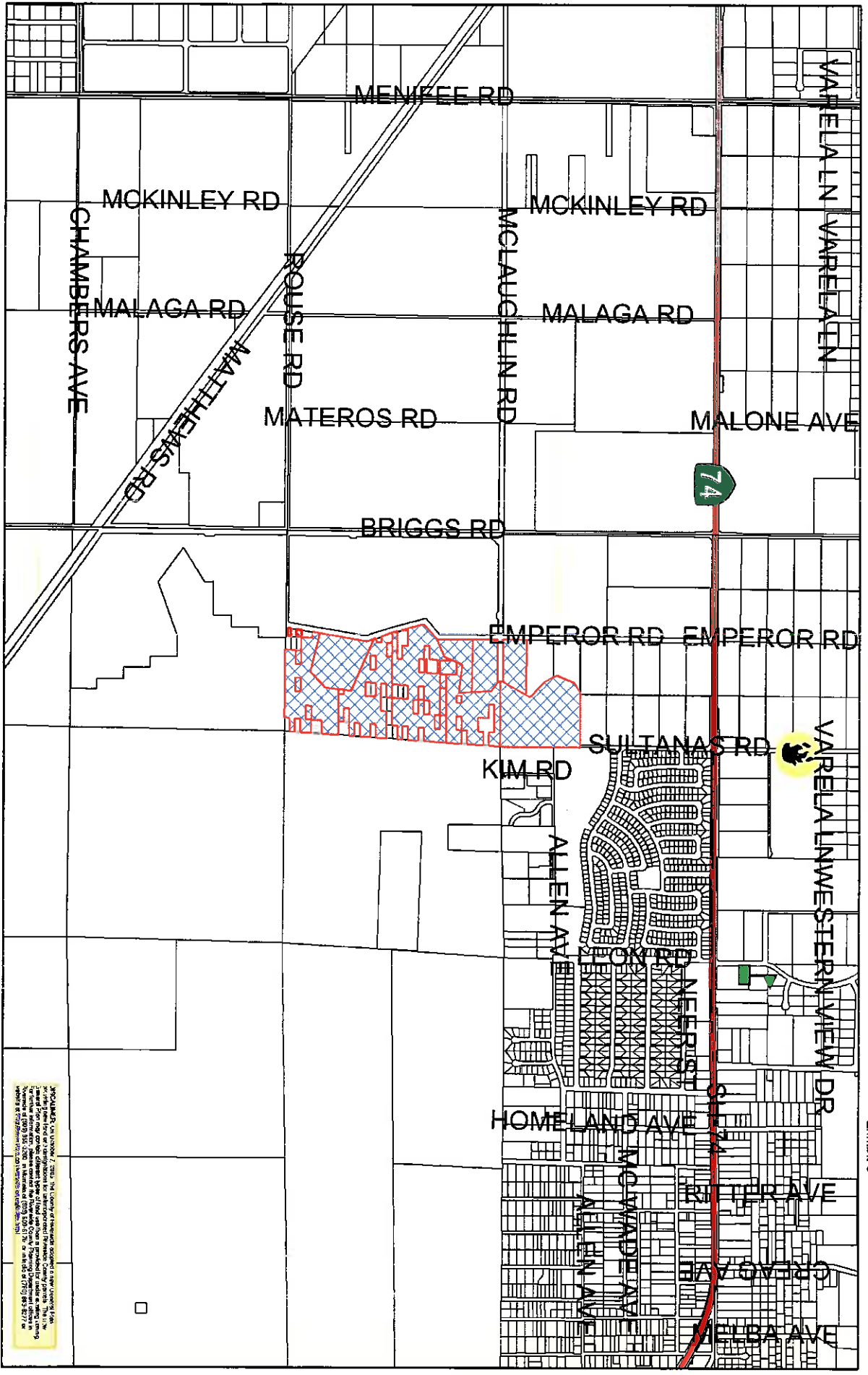
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

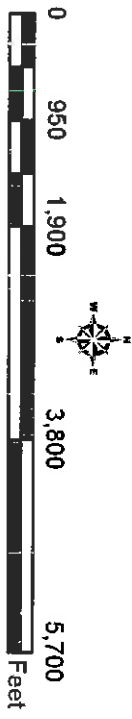
### **RECOMMENDATION:**

**APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

**TR30972**  
**VICINITY MAP**



RIVERSIDE COUNTY PLANNING DEPARTMENT

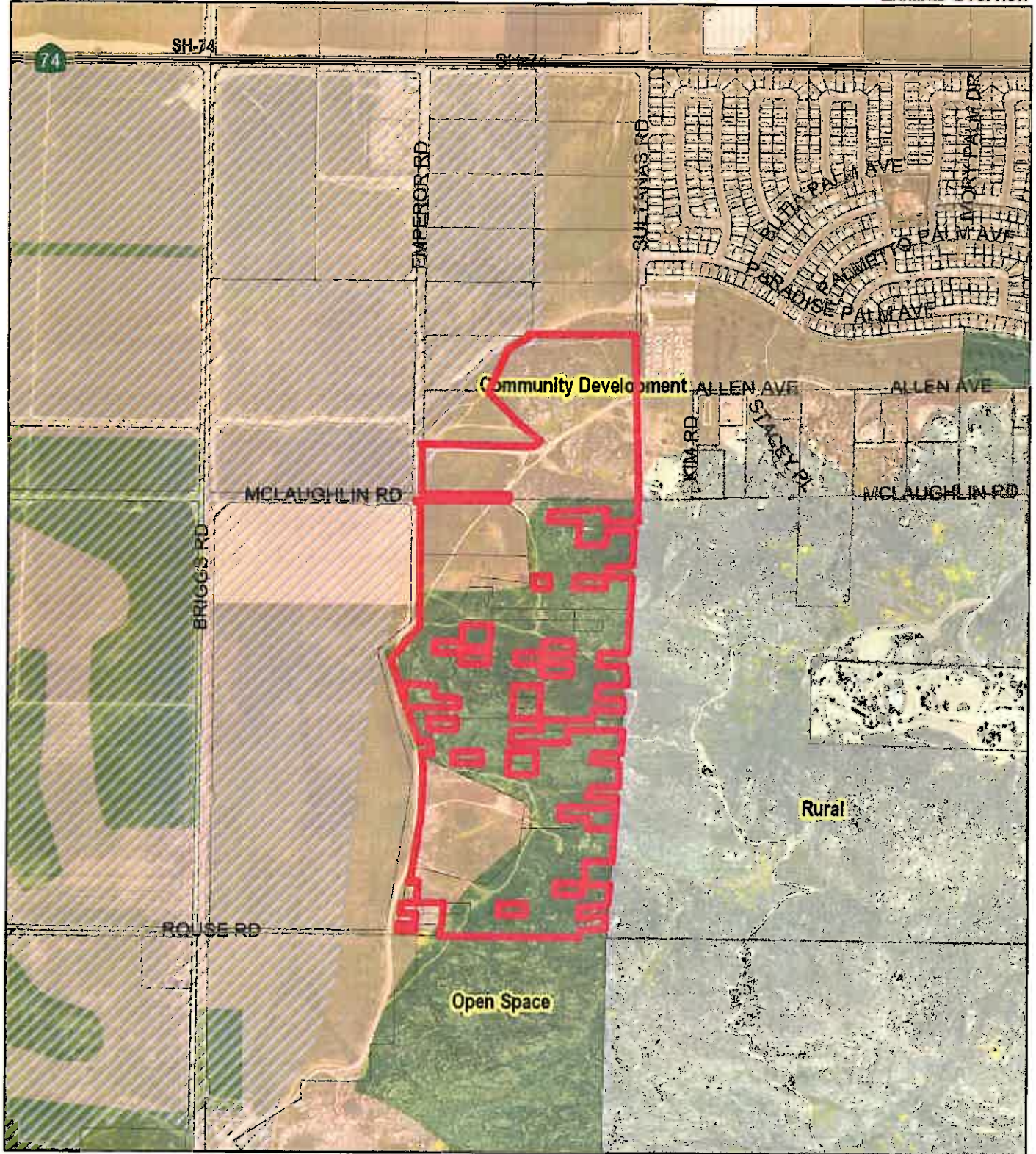


Zone **Homeland**  
 District: **Homeland**  
 Township/Range: **T5SR2W**  
 Section: **18**

ASSESSORS **450 2-7**  
 BK. PG.  
 THOMAS **839 A2**  
 BROS.PG

NOTES: 1. This map is a vicinity map and does not show lot lines or other details that may be shown on a more detailed map. 2. The County of Riverside is not responsible for the accuracy of the information shown on this map. 3. The County of Riverside is not responsible for the accuracy of the information shown on this map. 4. The County of Riverside is not responsible for the accuracy of the information shown on this map. 5. The County of Riverside is not responsible for the accuracy of the information shown on this map.





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: **Homeland**

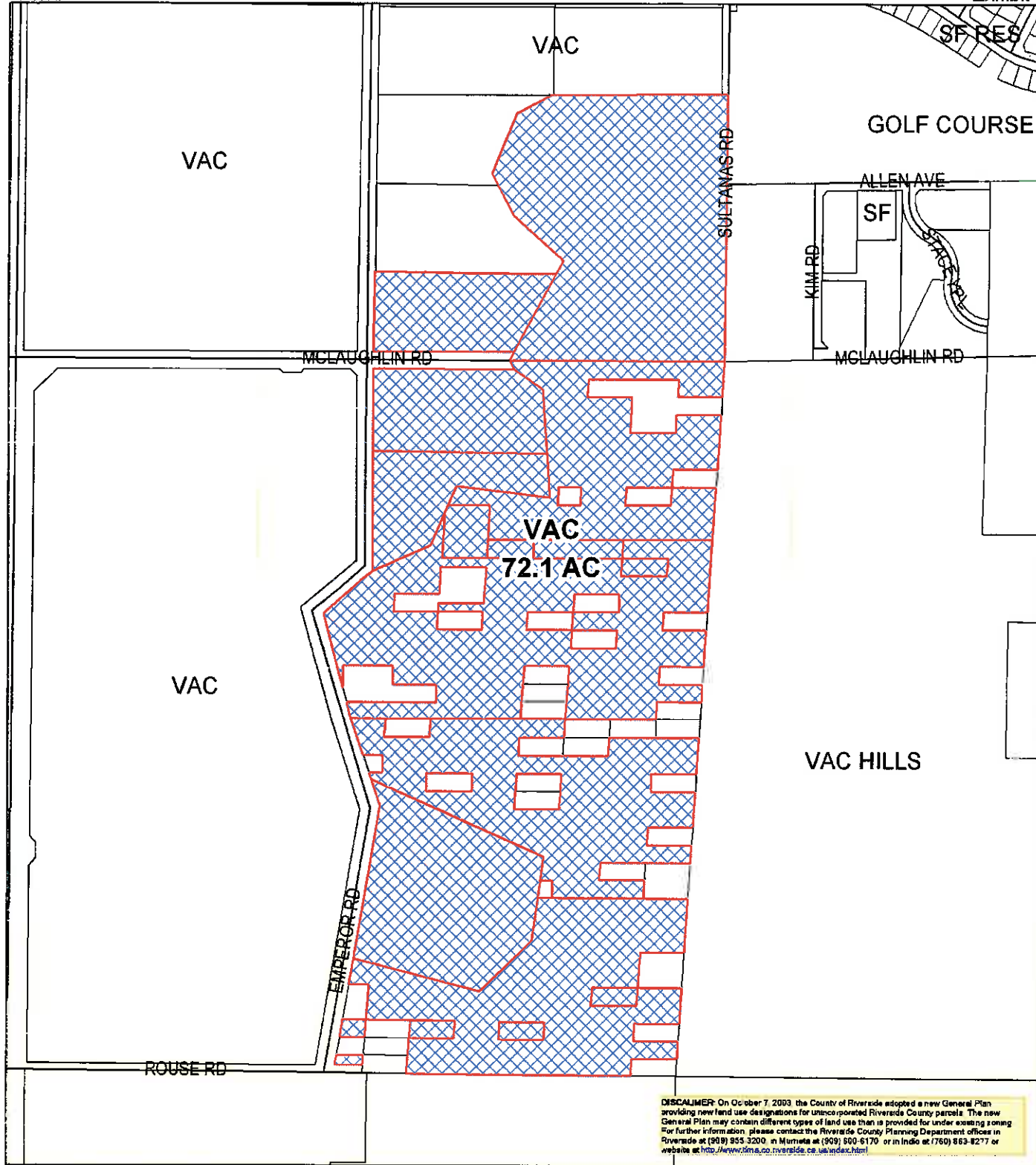
Township/Range: **T5SR2W**  
SECTION: **18**



ASSESSORS **450 2-7**  
BK. PG.

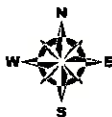
THOMAS **839 A2**  
BROS.PG





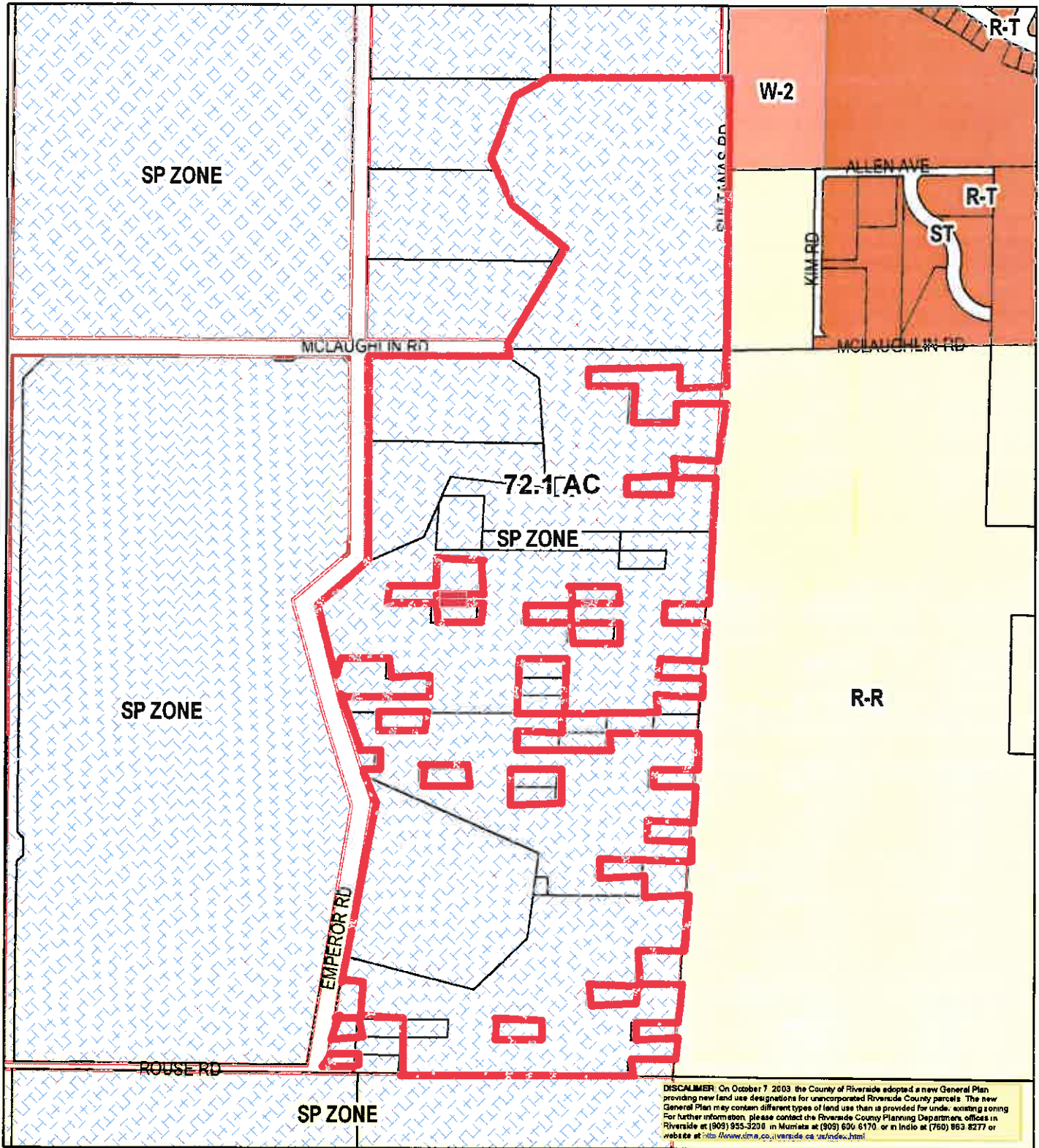
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Homeland**  
Township/Range: **T5SR2W**  
Section : **18**



**ASSESSORS 450 2-7**  
**BK. PG.**  
**THOMAS 839 A2**  
**BROS.PG**

**TR30972**  
**EXISTING ZONING**



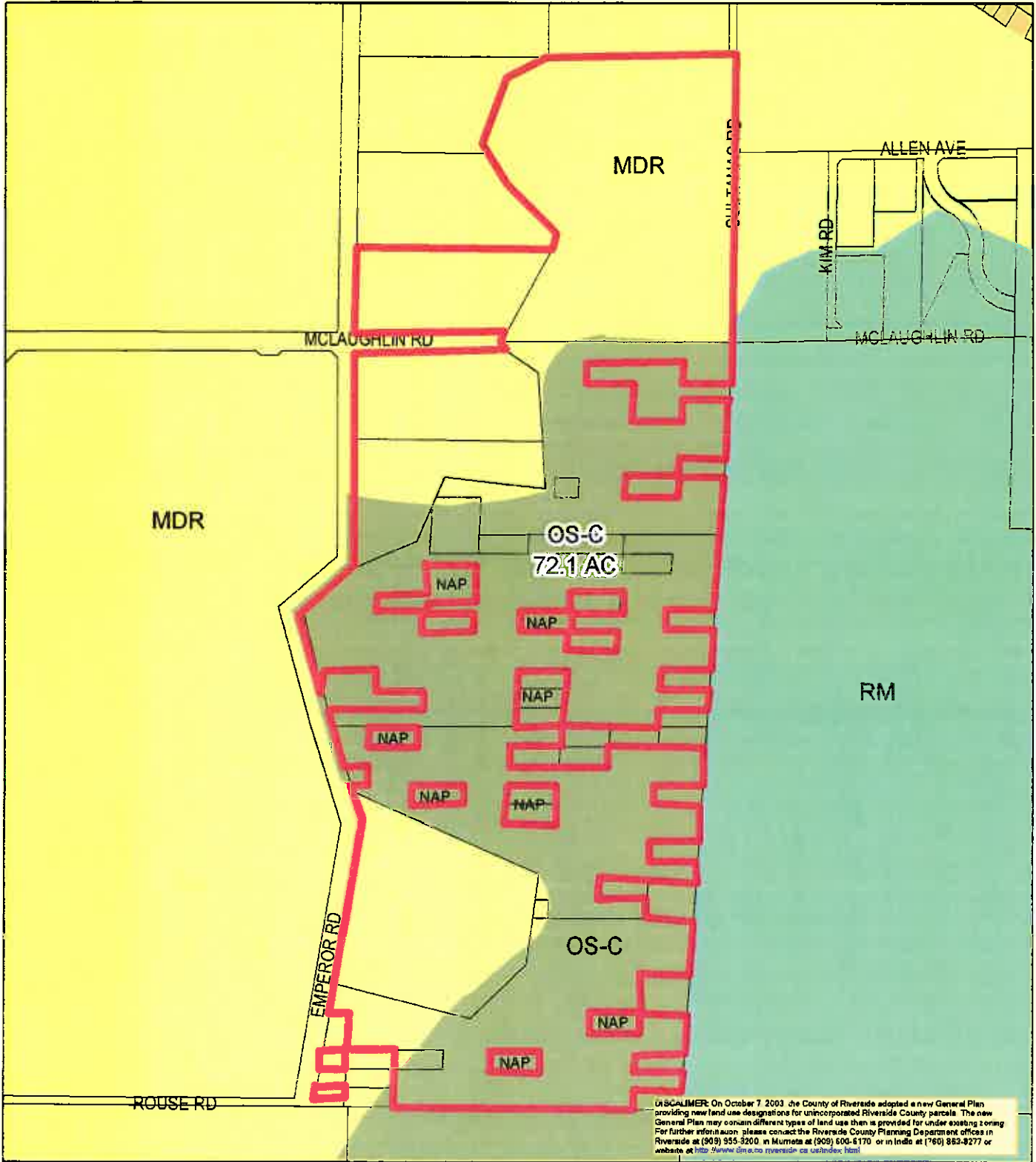
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Homeland**  
 Township/Range: **T5SR2W**  
 Section : **18**



**ASSESSORS**  
 BK. PG. **459-02**  
**THOMAS**  
 BROS.PG **839 A2**



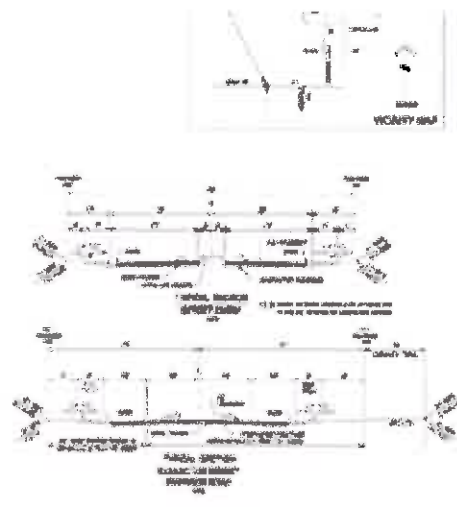


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Homeland**  
 Township/Range: **T5SR2W**  
 Section : **18**



ASSESSORS  
 BK. PG. **459-02**  
 THOMAS  
 BROS.PG **839 A2**



**FIS. SCHEDULE**

NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE SYSTEMS THROUGHOUT THE PROJECT.
9. ALL SITEWORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
11. ALL MATERIALS SHALL BE STORED IN A PROTECTED AND DRY AREA.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT CONSTRUCTION.
13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
15. ALL MATERIALS SHALL BE STORED IN A PROTECTED AND DRY AREA.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT CONSTRUCTION.
17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
19. ALL MATERIALS SHALL BE STORED IN A PROTECTED AND DRY AREA.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT CONSTRUCTION.

**CONTRACTOR'S OBLIGATIONS**

The contractor shall be responsible for the following:

- Obtaining all necessary permits and approvals.
- Protecting all existing utilities and structures.
- Maintaining access to all adjacent properties.
- Implementing and maintaining erosion control measures.
- Maintaining adequate drainage systems.
- Protecting all materials and workmanship.
- Maintaining adequate safety measures throughout construction.



**FIS. SCHEDULE**

NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

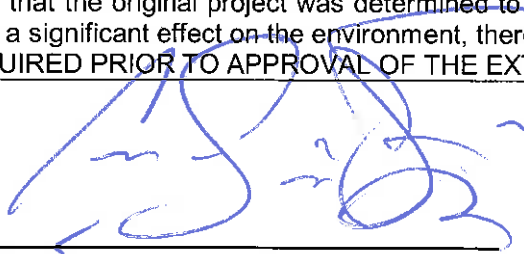


# Extension of Time Environmental Determination

Project Case Number: TR30972  
Original E.A. Number: EA38851  
Extension of Time No.: Second  
Original Approval Date: May 11, 2005  
Project Location: South of State Highway 74, north and south of McLaughlin Road, east of Emperor Road and west of Sultanas Road.  
Project Description: Schedule A -subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

On May 11, 2005 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: August 30, 2016  
For Steve Weiss, Planning Director

Mon 8/22/2016 10:41 AM

Tim:

I have reviewed and discussed the Recommended Conditions of Approval for this Extension of Time request with the current property owner (Stonegate Land Owner, LLC.).

We accept the Conditions as outlined in your August 5th email correspondence.

Please schedule the E.O.T. request for the next available Planning Commission agenda.

If you have any questions or need to discuss this E.O.T. application please do not hesitate to contact me.

Trip Hord

On Fri, Aug 5, 2016 at 5:15 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Attn: Jim Hoxie

12671 High Bluff Drive, Ste. 150

San Diego, CA 92130

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30972.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments. The LDC has determined it necessary to recommend the addition of twelve (12) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10 Waste #1; 10 Waste #2; 50 E Health #5; 50 E Health #6; 50 E Health #7; 50 Flood #9; 60 BS Grade #15  
60 EPD #1; 60 EPD #2; 80 Waste #1; 90 BS Grade #7; 90 Waste #1

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1                   MAP -(EOT2)HAZARDOUS MATERIALS                   RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2                   MAP -(EOT2)LANDSCAPE PRACTICES                   RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   EOT2- LEA CLEARANCE                   RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6                   EOT2 - WATER & SEWER WILL SERV                   RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

50. PRIOR TO MAP RECORDATION

50.E HEALTH. 7 EOT2 - PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

FLOOD RI DEPARTMENT

50.FLOOD RI. 9 MAP EOT2 CONDITIONS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 MAP - EOT2 APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 EPD - EOT2 BURROWING OWL

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - EOT2 BURROWING OWL (cont.)                      RECOMMND

shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2                      EPD - EOT2 MBTA SURVEY                      RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a



TRACT MAP Tract #: TR30972

Parcel: 459-020-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2                      EPD - EOT2 MBTA SURVEY (cont.)                      RECOMMND

grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1                      MAP -(EOT2) WASTE RECYCLE PLAN                      RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7                      MAP - EOT2 IF WQMP REQUIRED                      RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - EOT2 IF WQMP REQUIRED (cont.)                    RECOMMND

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.


WASTE DEPARTMENT

90.WASTE. 1                    MAP - (EOT2)WASTE REPORTING FOR                    RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Agenda Item No. **1.4**  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 30908  
SECOND EXTENSION OF TIME  
Applicant: ERP Holding Co., INC.

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 105.15 acres into 437 residential lots, with a 5,000 square foot minimum lot size, 11 open space lots, and 2 parks sites.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908**

### BACKGROUND:

The Tentative Tract map No. 30908 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6702 and Specific Plan 330 and all was approved on December 21, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of eleven (11) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

*n*

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 28, 2016) indicating the acceptance of the eleven (11) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

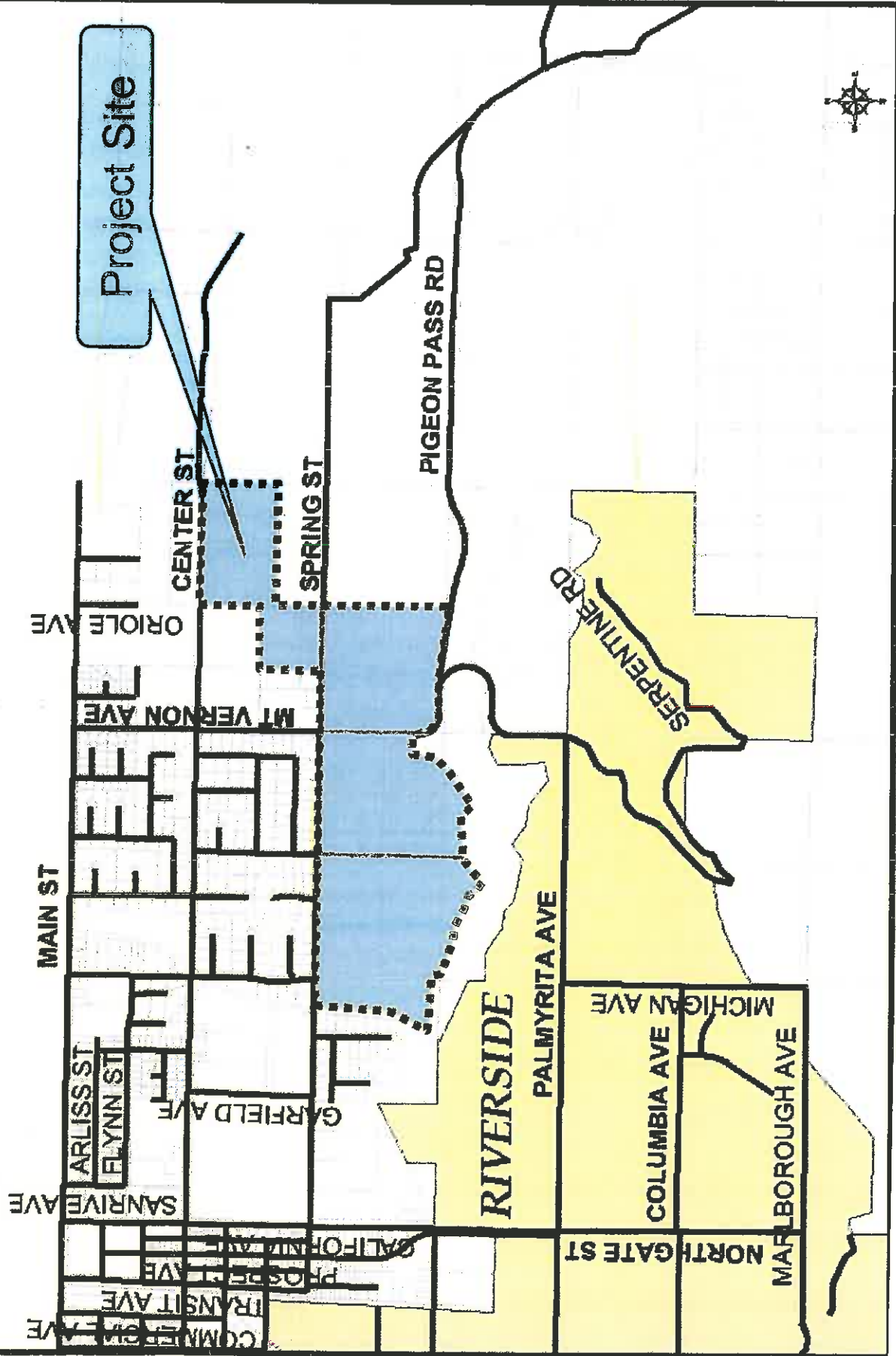
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 21, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

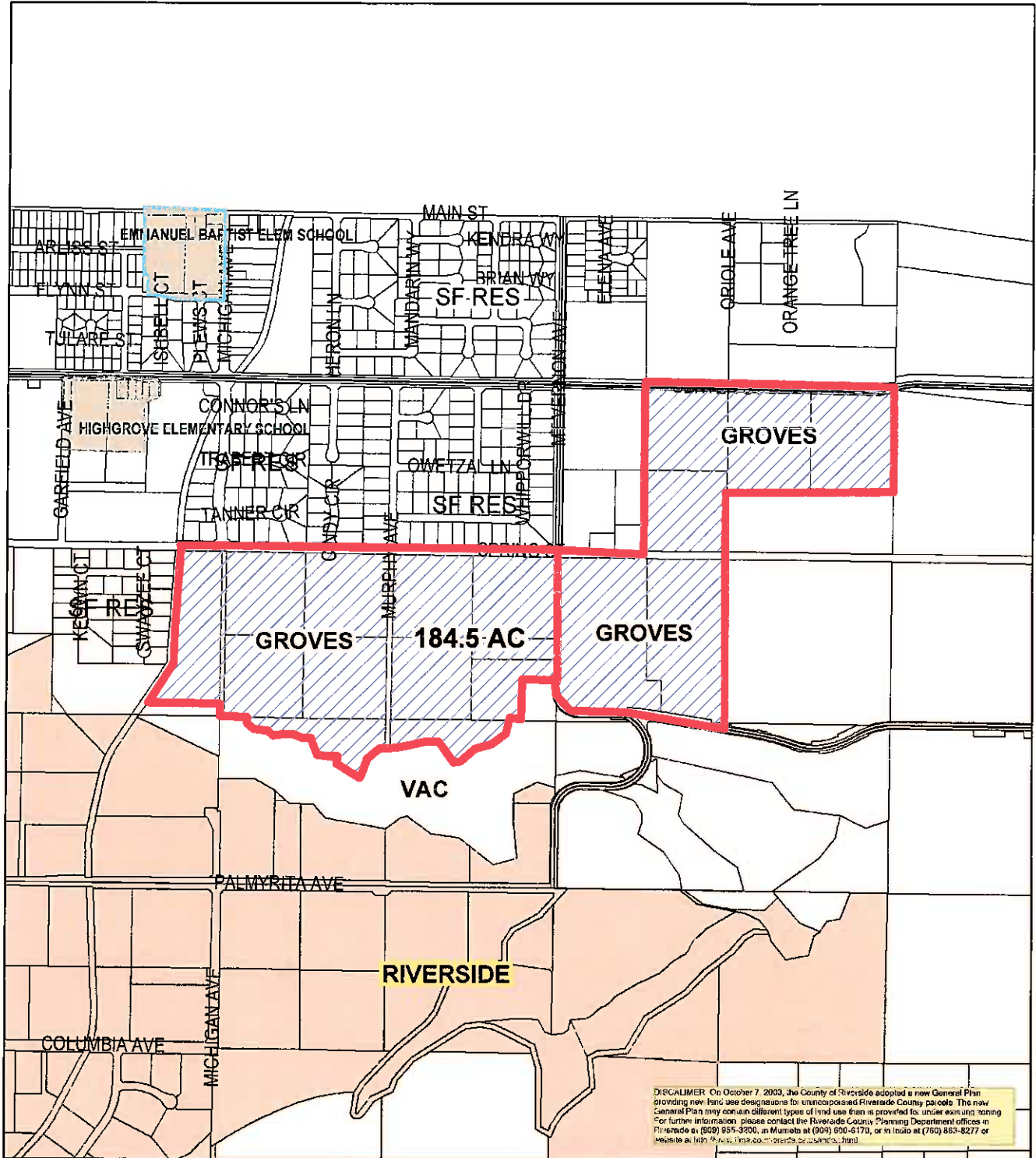
San Bernardino County



Project Site



DATE DRAWN: 08/25/04



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

255 - 11  
 255 - 13  
 255 - 17  
 255 - 19

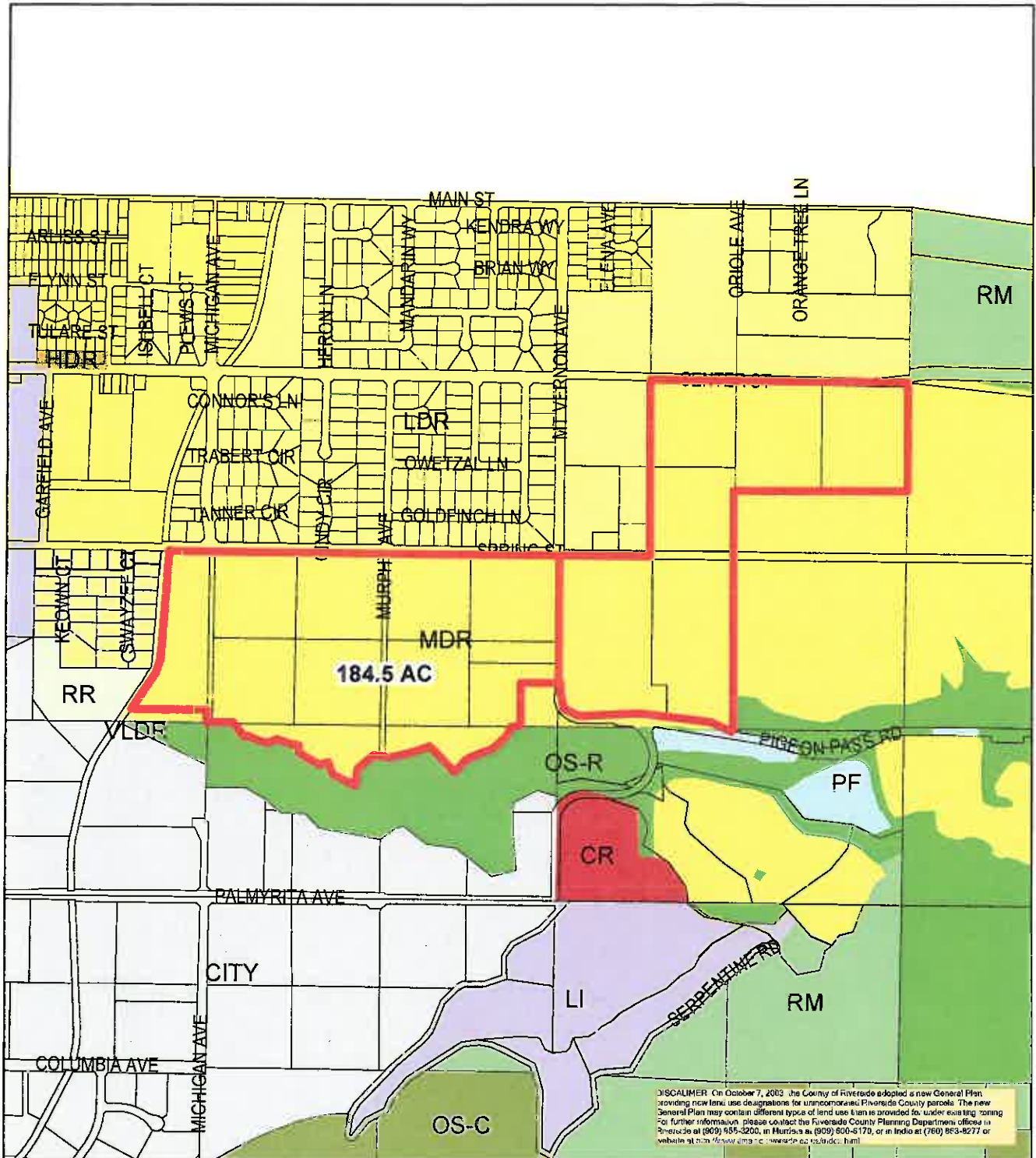
Zone **University**  
 District: **University**  
 Township/Range: **T2SR4W**  
 Section : **8**

**4**



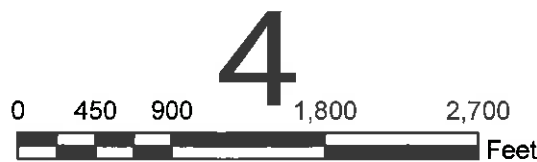
**ASSESSORS** 255 - 13  
**BK. PG.** 255 - 17  
**THOMAS BROS.PG** 646 F7





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **University**  
Township/Range: T2SR4W  
Section : 8



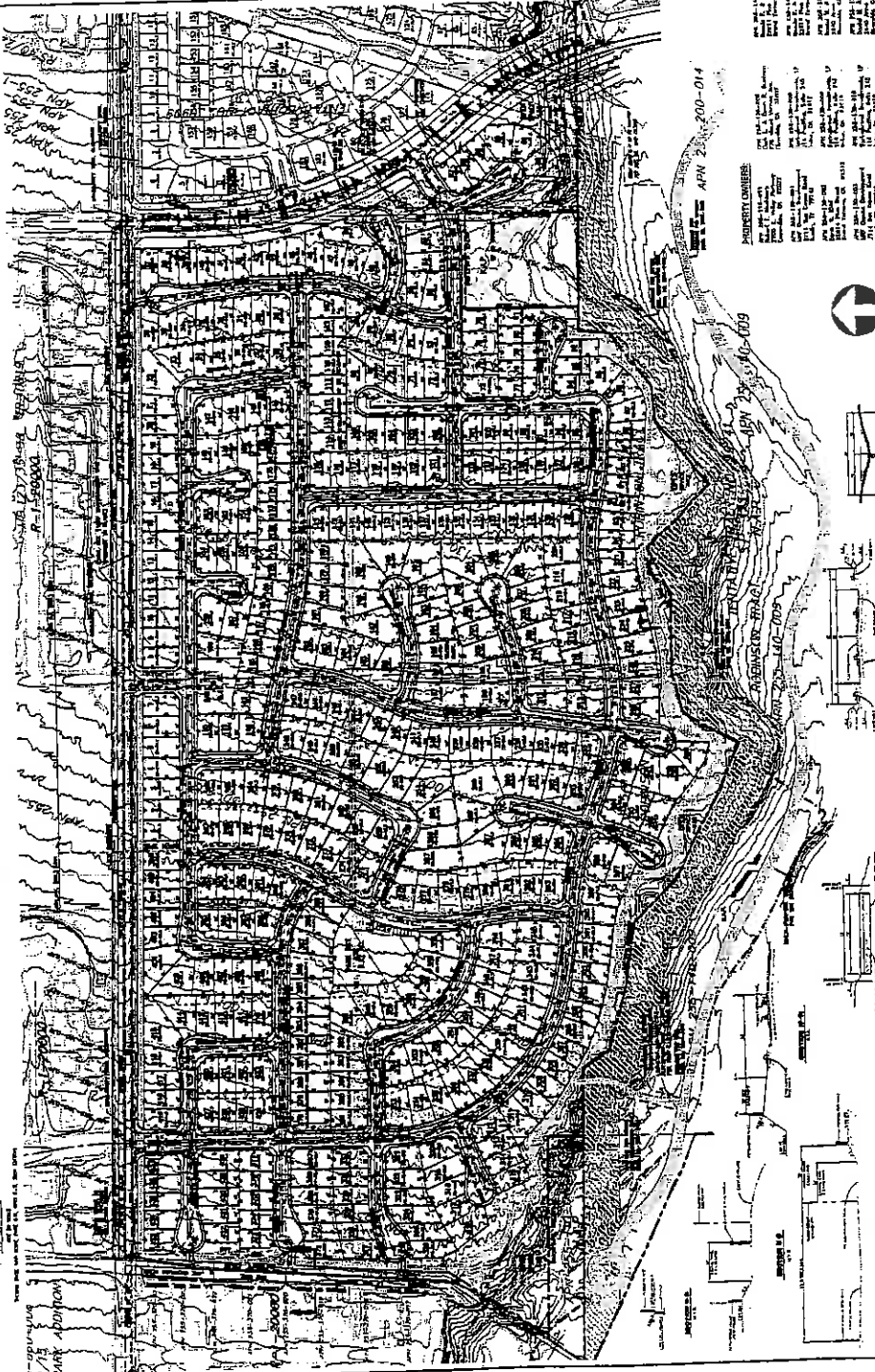
255 - 11  
ASSESSORS 255 - 13  
BK. PG. 255 - 14  
255 - 17  
255 - 19  
  
THOMAS  
BROS.PG 646 F7





IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP No. 30908**  
**EXHIBIT 'T'**  
 BEING A PORTION OF THE NORTH-EAST ONE-QUARTER OF THE SOUTH-WEST ONE-QUARTER  
 AND A PART OF THE SOUTH-EAST ONE-QUARTER OF SECTION 8, SOUTH  
 HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

Lot No.	Area (Acres)	Dimensions (Feet)	Notes
1	0.025	100 x 100	
2	0.025	100 x 100	
3	0.025	100 x 100	
4	0.025	100 x 100	
5	0.025	100 x 100	
6	0.025	100 x 100	
7	0.025	100 x 100	
8	0.025	100 x 100	
9	0.025	100 x 100	
10	0.025	100 x 100	
11	0.025	100 x 100	
12	0.025	100 x 100	
13	0.025	100 x 100	
14	0.025	100 x 100	
15	0.025	100 x 100	
16	0.025	100 x 100	
17	0.025	100 x 100	
18	0.025	100 x 100	
19	0.025	100 x 100	
20	0.025	100 x 100	
21	0.025	100 x 100	
22	0.025	100 x 100	
23	0.025	100 x 100	
24	0.025	100 x 100	
25	0.025	100 x 100	
26	0.025	100 x 100	
27	0.025	100 x 100	
28	0.025	100 x 100	
29	0.025	100 x 100	
30	0.025	100 x 100	
31	0.025	100 x 100	
32	0.025	100 x 100	
33	0.025	100 x 100	
34	0.025	100 x 100	
35	0.025	100 x 100	
36	0.025	100 x 100	
37	0.025	100 x 100	
38	0.025	100 x 100	
39	0.025	100 x 100	
40	0.025	100 x 100	
41	0.025	100 x 100	
42	0.025	100 x 100	
43	0.025	100 x 100	
44	0.025	100 x 100	
45	0.025	100 x 100	
46	0.025	100 x 100	
47	0.025	100 x 100	
48	0.025	100 x 100	
49	0.025	100 x 100	
50	0.025	100 x 100	
51	0.025	100 x 100	
52	0.025	100 x 100	
53	0.025	100 x 100	
54	0.025	100 x 100	
55	0.025	100 x 100	
56	0.025	100 x 100	
57	0.025	100 x 100	
58	0.025	100 x 100	
59	0.025	100 x 100	
60	0.025	100 x 100	
61	0.025	100 x 100	
62	0.025	100 x 100	
63	0.025	100 x 100	
64	0.025	100 x 100	
65	0.025	100 x 100	
66	0.025	100 x 100	
67	0.025	100 x 100	
68	0.025	100 x 100	
69	0.025	100 x 100	
70	0.025	100 x 100	
71	0.025	100 x 100	
72	0.025	100 x 100	
73	0.025	100 x 100	
74	0.025	100 x 100	
75	0.025	100 x 100	
76	0.025	100 x 100	
77	0.025	100 x 100	
78	0.025	100 x 100	
79	0.025	100 x 100	
80	0.025	100 x 100	
81	0.025	100 x 100	
82	0.025	100 x 100	
83	0.025	100 x 100	
84	0.025	100 x 100	
85	0.025	100 x 100	
86	0.025	100 x 100	
87	0.025	100 x 100	
88	0.025	100 x 100	
89	0.025	100 x 100	
90	0.025	100 x 100	
91	0.025	100 x 100	
92	0.025	100 x 100	
93	0.025	100 x 100	
94	0.025	100 x 100	
95	0.025	100 x 100	
96	0.025	100 x 100	
97	0.025	100 x 100	
98	0.025	100 x 100	
99	0.025	100 x 100	
100	0.025	100 x 100	



**LEGEND OF SYMBOLS AND NOTATIONS:**

- GENERAL NOTES:**
  - 1. THIS TRACT MAP WAS PREPARED FROM THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
  - 2. THE AREA SHOWN ON THIS MAP IS APPROXIMATELY 100 ACRES.
  - 3. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.
  - 4. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO ALL TAXES, FEES, AND CHARGES OF RECORD.
  - 5. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO ALL CONDITIONS, RESTRICTIONS, AND COVENANTS OF RECORD.
- PROPERTY OWNERS:**
  - 1. J. L. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 2. M. J. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 3. D. E. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 4. R. K. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 5. S. M. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 6. T. L. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 7. K. M. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 8. L. A. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 9. B. N. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 10. E. R. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 11. H. G. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 12. M. M. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 13. J. D. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 14. W. M. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 15. C. D. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 16. J. M. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 17. R. L. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 18. T. K. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 19. S. J. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 20. L. M. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 21. K. L. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 22. H. M. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 23. J. N. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 24. E. O. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 25. G. P. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 26. F. Q. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 27. D. R. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 28. C. S. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 29. B. T. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 30. A. U. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 31. Y. V. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 32. X. W. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 33. W. Y. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 34. V. Z. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 35. U. A. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 36. T. B. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 37. S. C. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 38. R. D. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 39. Q. E. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 40. P. F. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 41. O. G. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 42. N. H. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 43. M. I. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 44. L. J. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 45. K. K. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 46. J. L. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 47. I. M. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 48. H. N. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 49. G. O. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 50. F. P. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 51. E. Q. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 52. D. R. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 53. C. S. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 54. B. T. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 55. A. U. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 56. Y. V. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 57. X. W. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 58. W. Y. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 59. V. Z. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 60. U. A. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 61. T. B. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 62. S. C. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 63. R. D. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 64. Q. E. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 65. P. F. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 66. O. G. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 67. N. H. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 68. M. I. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 69. L. J. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 70. K. K. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 71. J. L. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 72. I. M. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 73. H. N. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 74. G. O. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 75. F. P. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 76. E. Q. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 77. D. R. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 78. C. S. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 79. B. T. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 80. A. U. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 81. Y. V. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 82. X. W. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 83. W. Y. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 84. V. Z. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 85. U. A. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 86. T. B. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 87. S. C. JONES, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 88. R. D. WILSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 89. Q. E. GARCIA, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 90. P. F. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 91. O. G. ROY, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 92. N. H. WALKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 93. M. I. PERKINS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 94. L. J. STEVENSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 95. K. K. GIBSON, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 96. J. L. FOSTER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 97. I. M. BROWN, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 98. H. N. BAKER, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 99. G. O. HARRIS, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501
  - 100. F. P. SMITH, 1000 N. GATEWAY AVENUE, RIVERSIDE, CALIF. 92501

PROPERTY OWNERS

APN 200-014

APN 200-009

TRACT MAP NO. 30908

EXHIBIT 'T'

DATE OF RECORDING: [ ]

RECORDED IN: [ ]

INDEXED IN: [ ]

FILED IN: [ ]

RECORDS SECTION

COUNTY OF RIVERSIDE

SPRINGBROOK ESTATES

MAP NO. 30908

EXHIBIT 'T'

DATE OF RECORDING: [ ]

RECORDED IN: [ ]

INDEXED IN: [ ]

FILED IN: [ ]

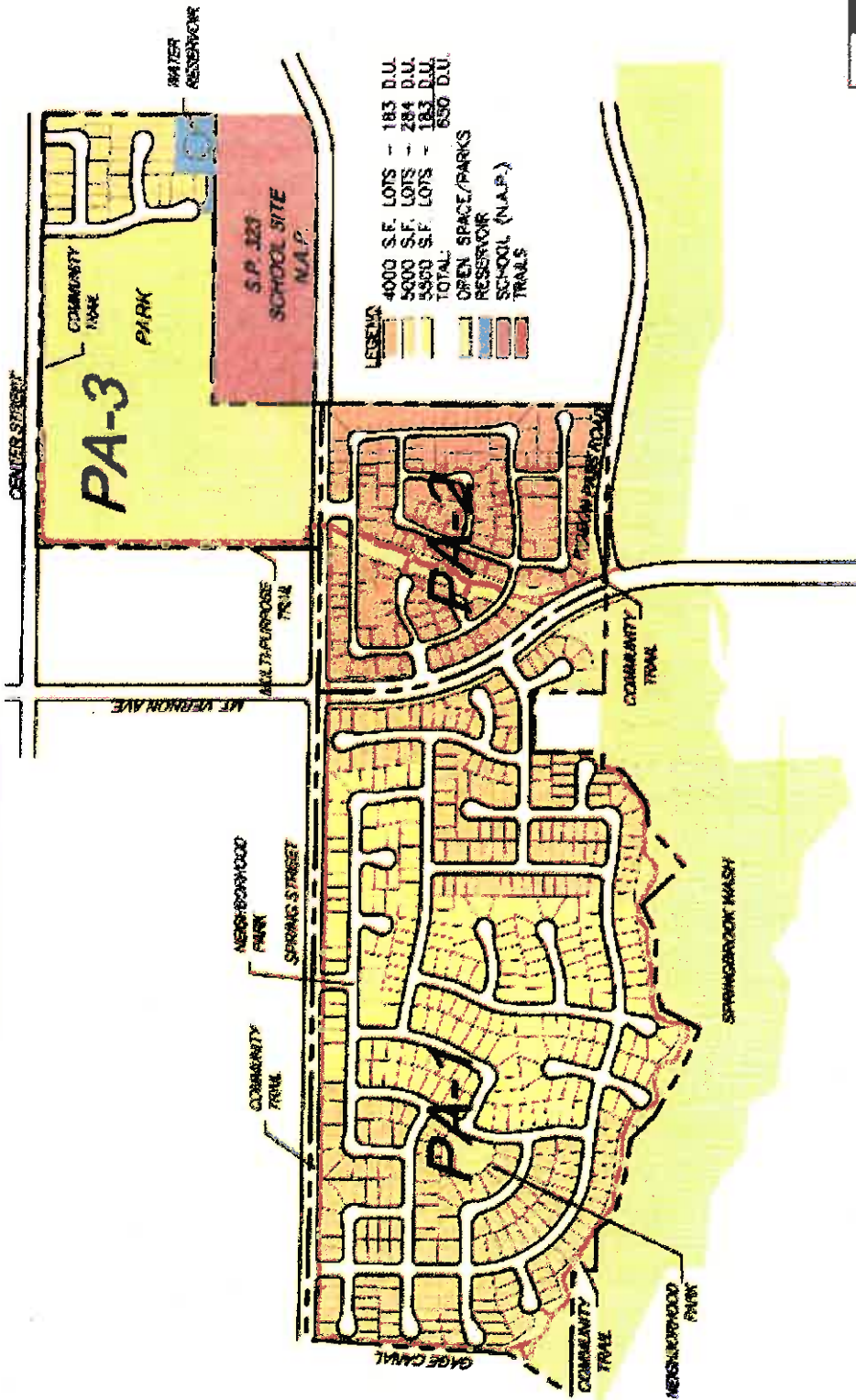
RECORDS SECTION

COUNTY OF RIVERSIDE

SPRINGBROOK ESTATES

MAP NO. 30908

EXHIBIT 'T'



ILLUSTRATIVE SITE PLAN	
SPRINGBROOK ESTATES	EXHIBIT NO. III-3
	SPECIFIC PLAN No. 330

CENTER STREET

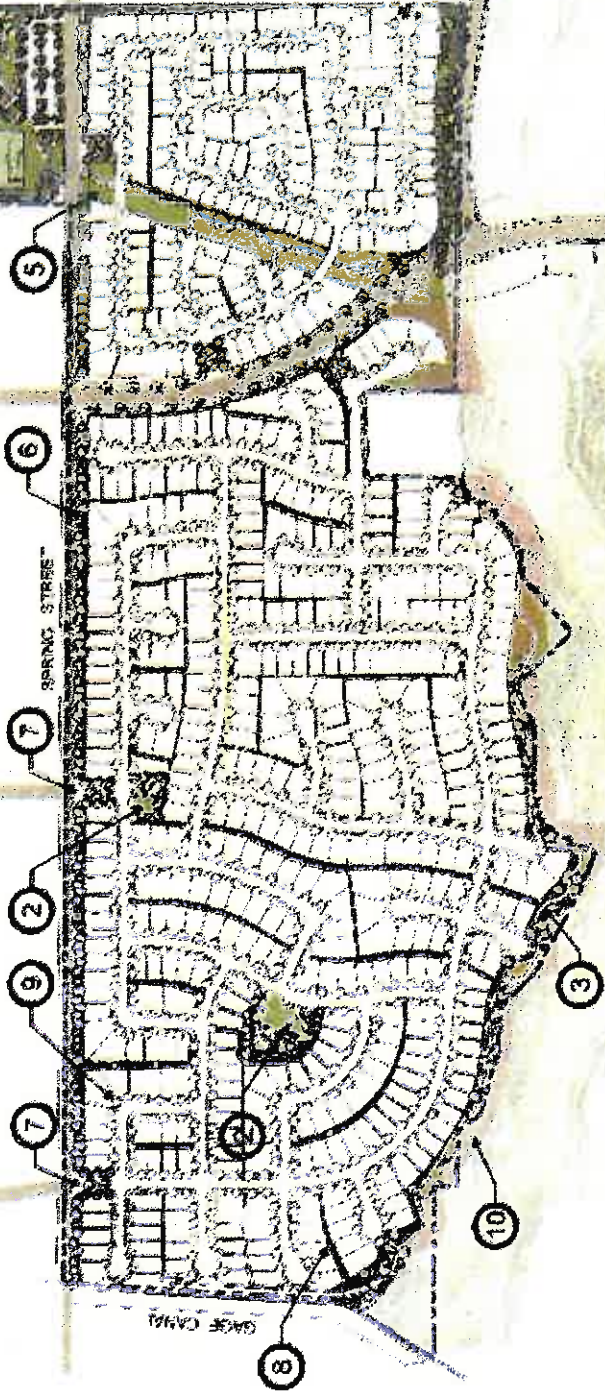
MR. WENCK AVE

MURPHY AVE

NICHOLS AVE

LEGEND

- 1 COMMUNITY PARK
- 2 POCKET PARK
- 3 COMMUNITY TRAIL
- 5 ACUEDUCT EASEMENT
- 6 ENHANCED STREETSCAPE
- 7 PROJECT ENTRY
- 8 LANDSCAPED SLOPES
- 9 RESIDENTIAL STREET TREES
- 10 100' FUEL MODIFICATION ZONE
- 11 RHWQ PRESSURE ZONE 1 WATER RESERVOIR



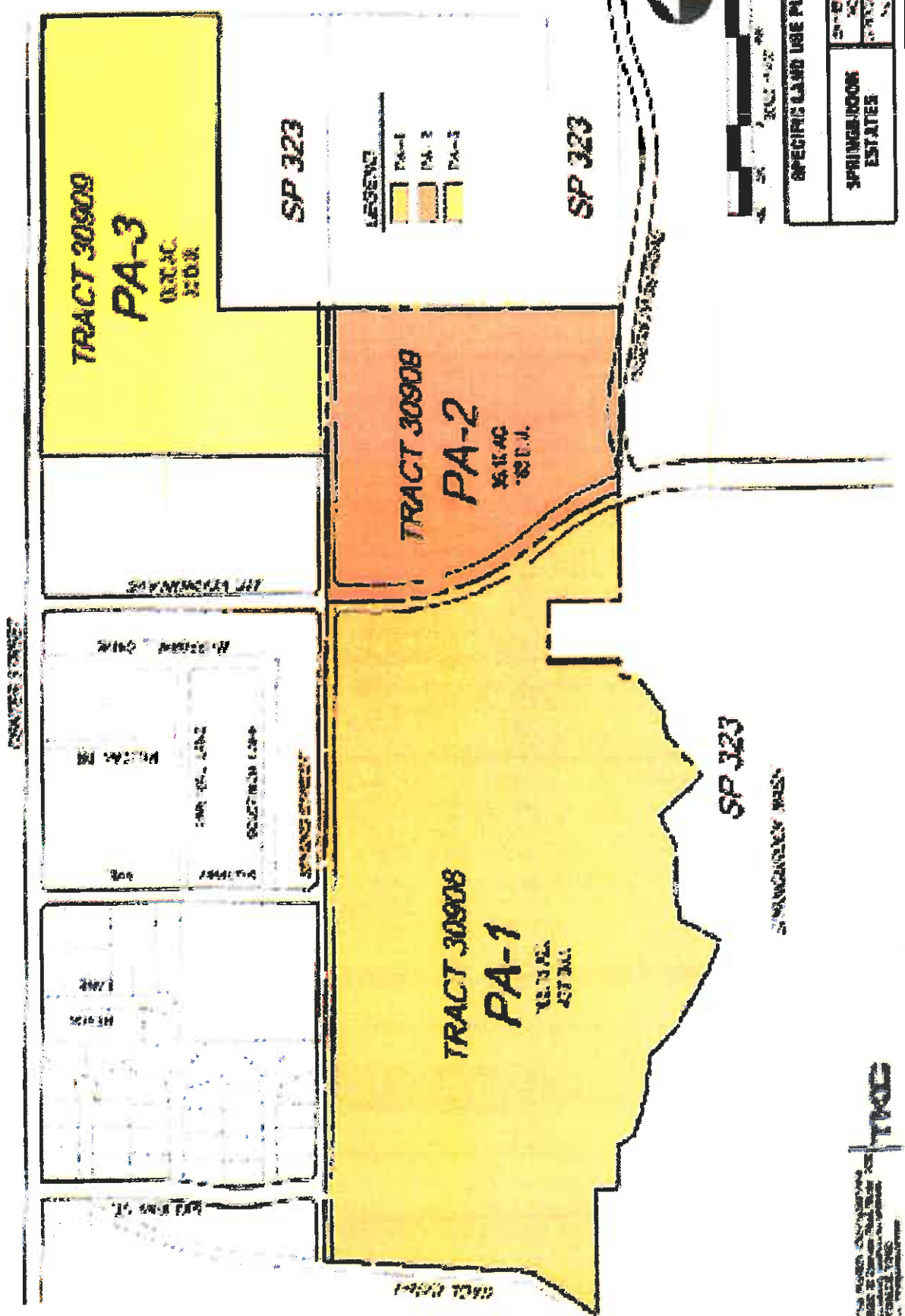
SPRINGBROOK WASH



<b>MASTER LANDSCAPE AND OPEN SPACE PLAN</b>	
<b>SPRINGBROOK PSSTATES</b>	EXHIBIT NO. V-8
	SPECIFIC PLAN No. 330







TRACT 30908  
PA-3  
0.25 AC.  
RDR

SP 323

LEGEND

[Yellow Box]	PA-1
[Orange Box]	PA-2
[Yellow Box]	PA-3

SP 323

TRACT 30908  
PA-2  
0.61 AC.  
RDR

SP 323

TRACT 30908  
PA-1  
12.73 AC.  
RDR

SPRINGWOOD DRIVE

SPRING STREET

THE PLANS CONTAINED  
HEREIN ARE THE PROPERTY  
OF THE ENGINEER AND  
SHOULD NOT BE REPRODUCED  
OR TRANSMITTED IN ANY  
FORM OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY  
INFORMATION STORAGE  
AND RETRIEVAL SYSTEM  
WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER

**TRE**

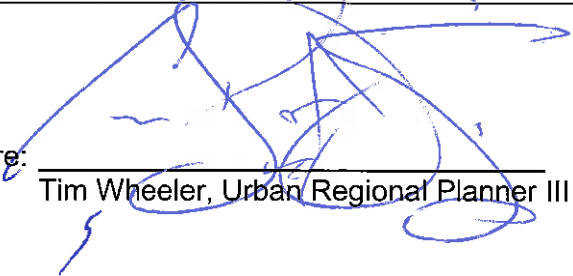
# Extension of Time Environmental Determination

Project Case Number: TR30908  
 Original E.A. Number: EIR 448  
 Extension of Time No.: Second  
 Original Approval Date: December 21, 2004  
 Project Location: Southerly of Spring Street between Michigan and Mt. Vernon Avenues.

Project Description: Schedule A subdivision of 105.15 acres into 437 residential lots, with a 5,000 square foot minimum lot size, 11 open space lots, and 2 park sites.

On December 21, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: September 8, 2016  
 For Steve Weiss, Planning Director

From: Dan Golovato <dgolovato@eqr.com>

Date: Thu, Apr 28, 2016 at 9:26 AM

Subject: New Conditions Acceptance for TR 30909 and TR30908

To: TWHEELER@rctima.org

Cc: TBURNSIDE@mbakerintl.com

We also accept the eighteen (18) new conditions of approval that will allow for an extension for TR 30908 and as requested have listed these by name and number below:

[REDACTED]; 50 E Health #6; 50 E Health #7; 50 Flood #25; 50 Trans #35; [REDACTED]  
60 BS Grade #15; [REDACTED], [REDACTED], [REDACTED], 90 BS Grade #3; 90 BS Grade #4;  
90 BS Grade #6; [REDACTED], 90 Trans #9; 90 Trans #10; 90 Trans #11

Please acknowledge that you have received this email and we have provided you with an acceptance that will allow you to prepare your staff report recommending approval of the extension for TR30909 and TR 30908. Finally, please let us know when this item will be placed on the Planning Commission consent agenda. Thank you for your help and please call with any questions.

Daniel P. Golovato

First Vice President - Development

Equity Residential

858-551-8313 (o)

858-692-2490 (c)



TRACT MAP Tract #: TR30908

Parcel: 255-140-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6                    EOT2- LEA CLEARANCE                    RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 7                    EOT2- WATER & SEWER WILL SERVE                    RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

FLOOD RI DEPARTMENT

50.FLOOD RI. 25                    MAP WQMP CONDITIONS FOR EOT2                    RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

TRANS DEPARTMENT

50.TRANS. 35                    MAP - UTILITY PLAN (EOT2)                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

TRACT MAP Tract #: TR30908

Parcel: 255-140-001

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15                    MAP -EOT2 APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3                    MAP -EOT2 WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4                    MAP -EOT2 WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 6                    MAP -EOT2 WQMP BMP REGISTRATIO

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

TRACT MAP Tract #: TR30908

Parcel: 255-140-001

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 9

MAP - 80% COMPLETION (EOT2)

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted

TRACT MAP Tract #: TR30908

Parcel: 255-140-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                      MAP - 80% COMPLETION (EOT2) (cont.)                      RECOMMND

elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 10                      MAP - UTILITY INSTALL (EOT2)                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.


90.TRANS. 11                      MAP - LANDSCAPING (EOT2)                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Mt. Vernon Avenue and Spring Street.

1.5  
Agenda Item No.  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 30909  
SECOND EXTENSION OF TIME  
Applicant: ERP Holding Co., INC.

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 78.8 acres into 213 residential lots, with a 4,000 square foot minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909**

### BACKGROUND:

The Tentative Tract map No. 30909 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6702 and Specific Plan 330 and all was approved on December 21, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

W

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 28, 2016) indicating the acceptance of the nine (9) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

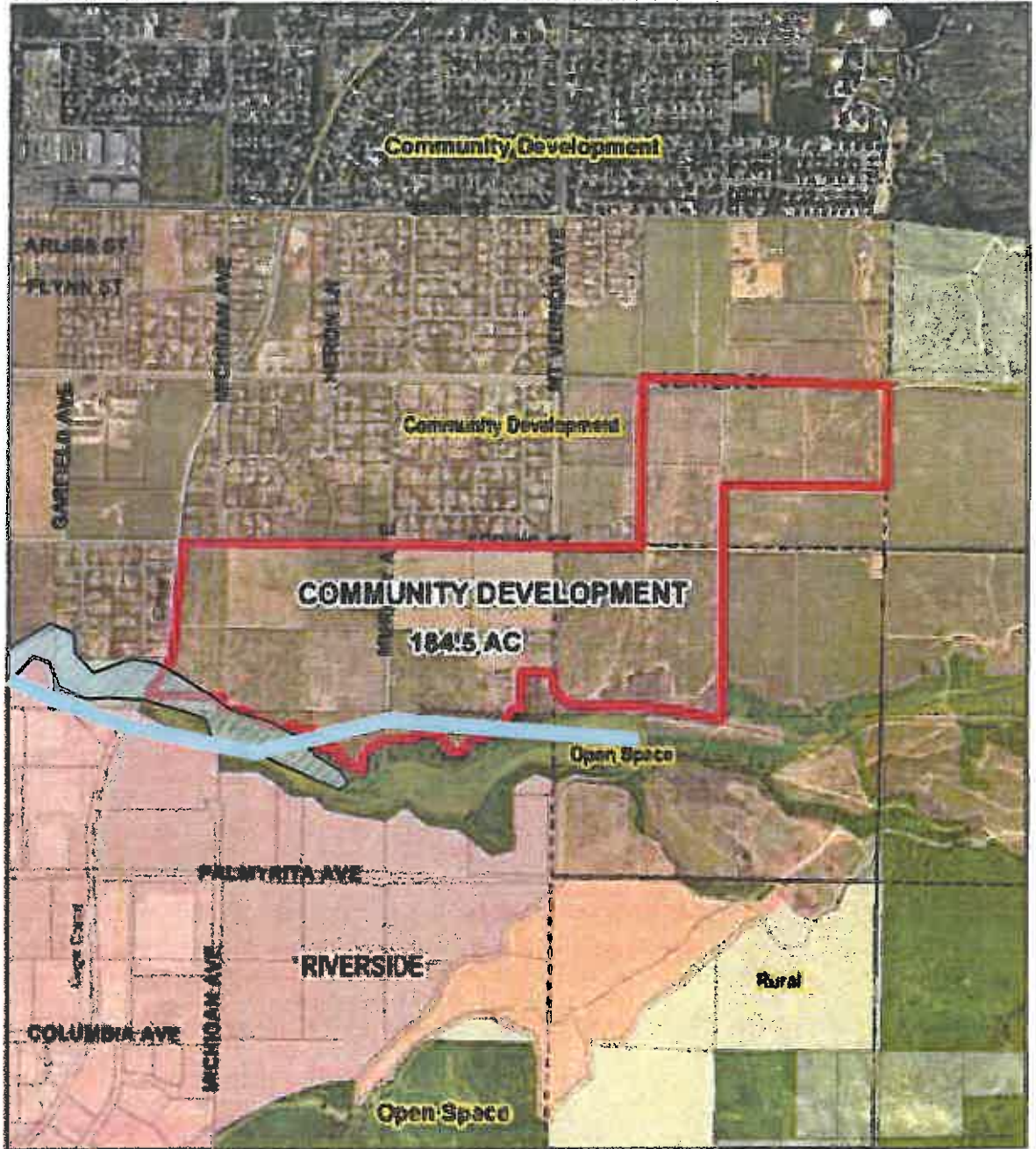
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 21, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

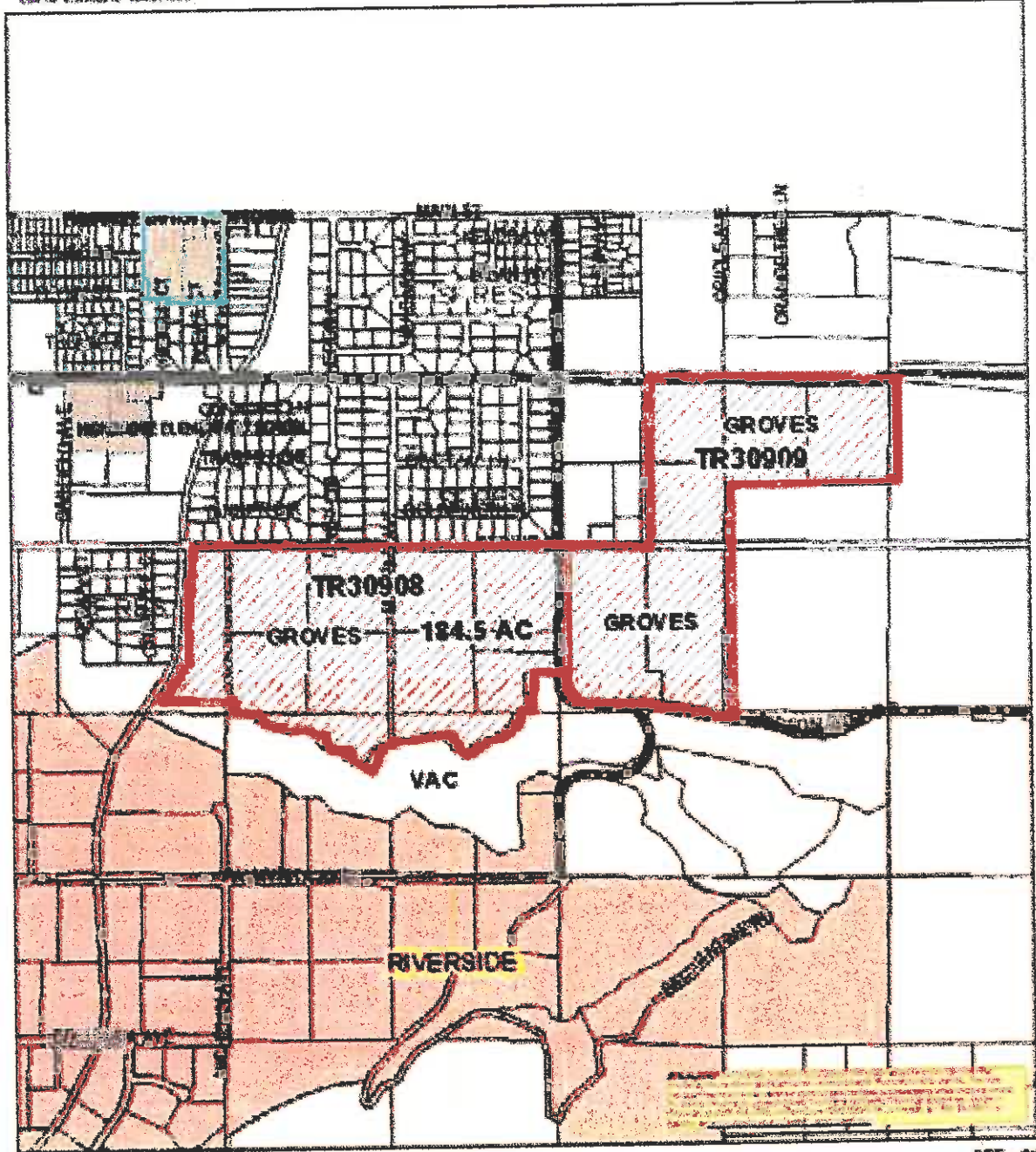
Area: University  
Plan: University  
Township/Range: T2SR4W  
SECTION: 8



255 - 11  
ASSESSORS 255 - 13  
BK. PG. 255 - 14  
255 - 17  
255 - 19  
THOMAS  
BROS.PG 646 F7

DATE CREATED: 09/22/04

**Land Use**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

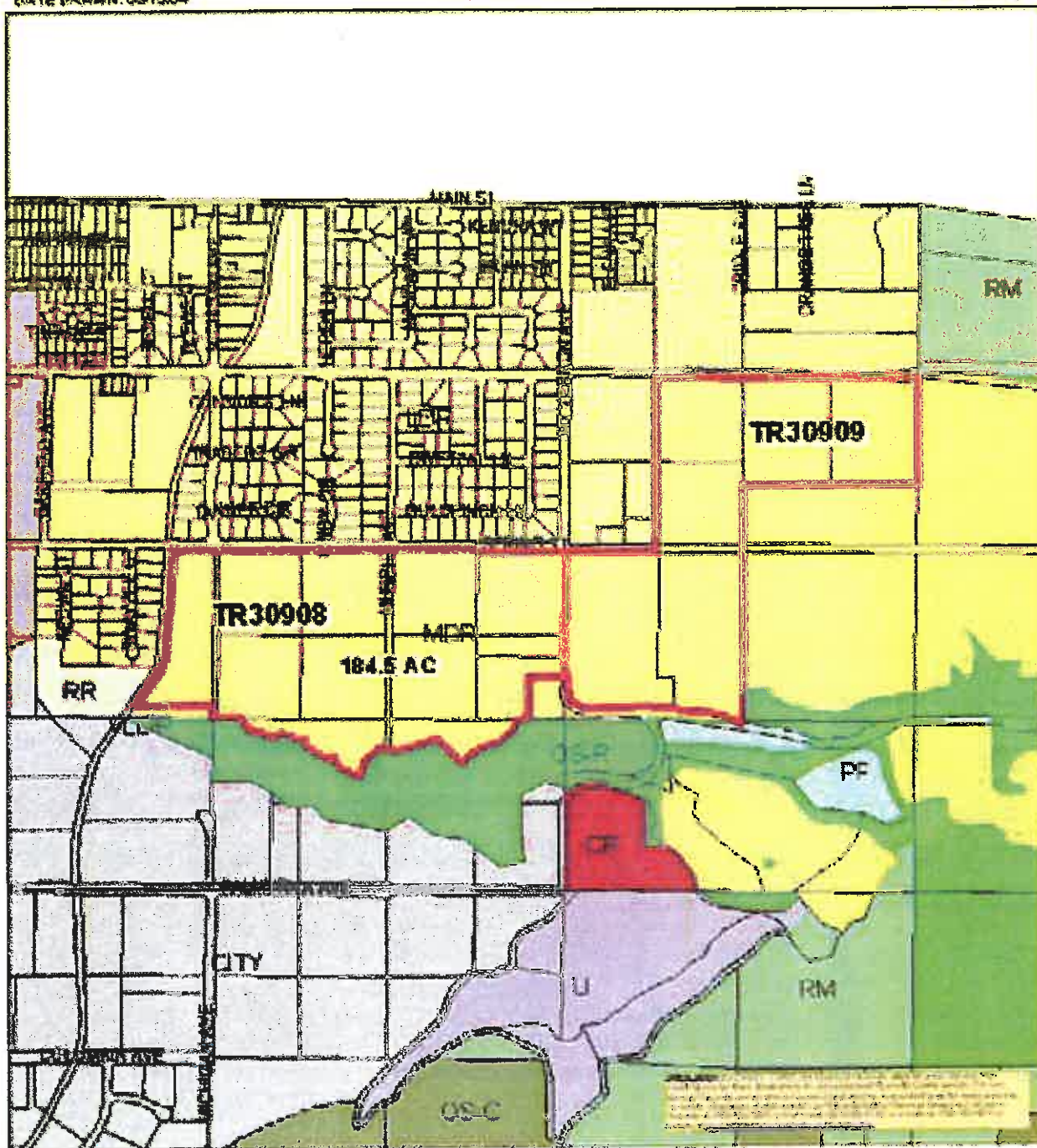
Zone: **University**  
 District:  
 Township Range: T2SR4W  
 Section: 8



255 - 11  
 255 - 13  
 ASSESSORS 255 - 14  
 BK. PG. 255 - 17  
 255 - 19  
 THOMAS  
 BROS.PG 648 F7







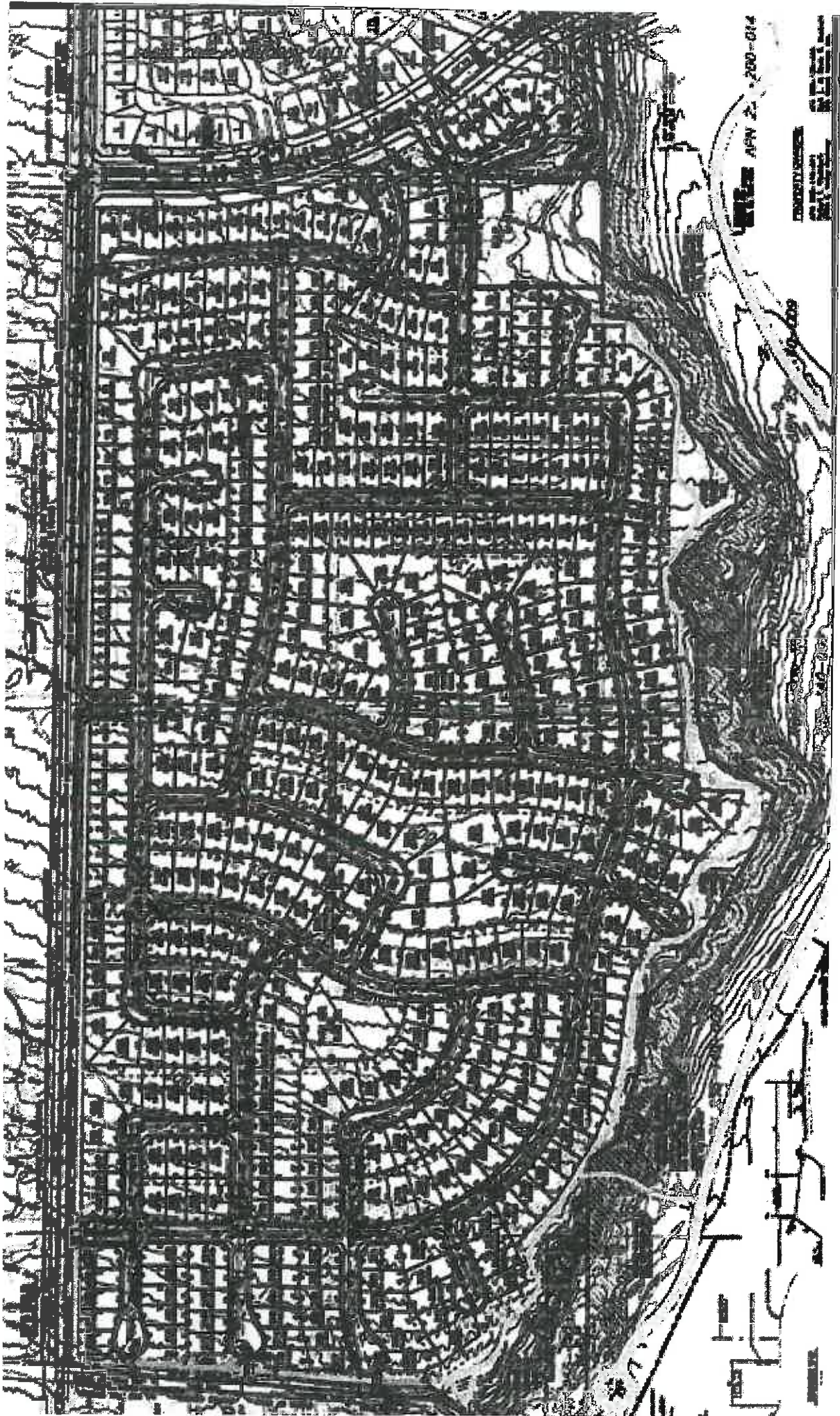
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **University**  
 Township-Range: T2SR4W  
 Section: 8



255 - 11  
 ASSESSORS 255 - 13  
 RR, PG. 255 - 14  
 255 - 17  
 255 - 19  
 THOMAS  
 RR, PG. 646 FT

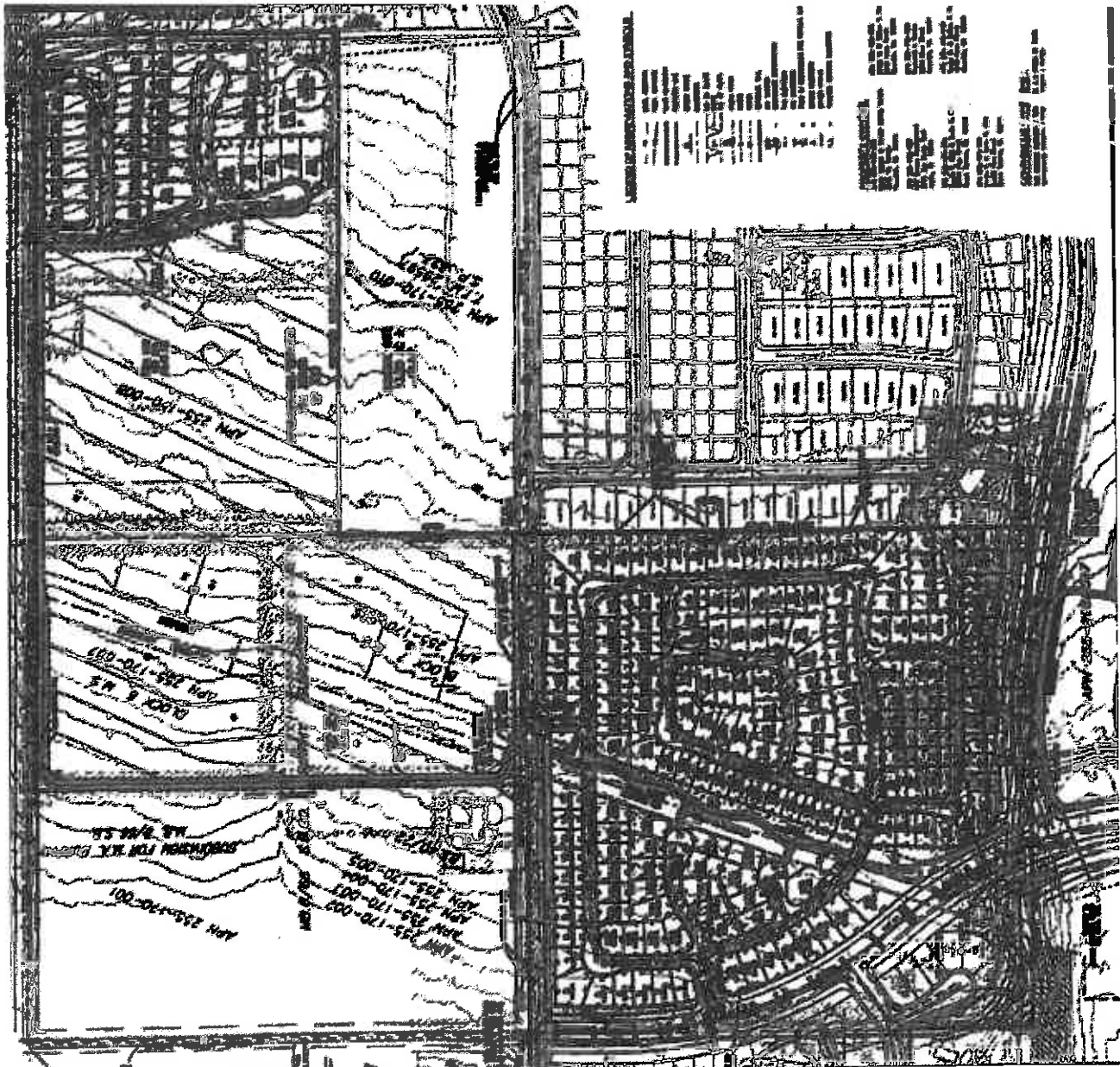




APN 21-200-014

PROPERTY TAXES  
APR 2000





CANTON STREET

TRACT 30909  
PA-3  
18.7 AC.  
70 D.U.

SP 323

LEGEND

- PA-1
- PA-2
- PA-3

SP 323

TRACT 30908  
PA-2  
36.11 AC.  
70 D.U.

GREEN POND ROAD



SPECIFIC LAND USE PLAN	
SP-101	A
SP-102	A
SP-103	A
SP-104	A
SP-105	A
SP-106	A
SP-107	A
SP-108	A
SP-109	A
SP-110	A
SP-111	A
SP-112	A
SP-113	A
SP-114	A
SP-115	A
SP-116	A
SP-117	A
SP-118	A
SP-119	A
SP-120	A
SP-121	A
SP-122	A
SP-123	A
SP-124	A
SP-125	A
SP-126	A
SP-127	A
SP-128	A
SP-129	A
SP-130	A
SP-131	A
SP-132	A
SP-133	A
SP-134	A
SP-135	A
SP-136	A
SP-137	A
SP-138	A
SP-139	A
SP-140	A
SP-141	A
SP-142	A
SP-143	A
SP-144	A
SP-145	A
SP-146	A
SP-147	A
SP-148	A
SP-149	A
SP-150	A
SP-151	A
SP-152	A
SP-153	A
SP-154	A
SP-155	A
SP-156	A
SP-157	A
SP-158	A
SP-159	A
SP-160	A
SP-161	A
SP-162	A
SP-163	A
SP-164	A
SP-165	A
SP-166	A
SP-167	A
SP-168	A
SP-169	A
SP-170	A
SP-171	A
SP-172	A
SP-173	A
SP-174	A
SP-175	A
SP-176	A
SP-177	A
SP-178	A
SP-179	A
SP-180	A
SP-181	A
SP-182	A
SP-183	A
SP-184	A
SP-185	A
SP-186	A
SP-187	A
SP-188	A
SP-189	A
SP-190	A
SP-191	A
SP-192	A
SP-193	A
SP-194	A
SP-195	A
SP-196	A
SP-197	A
SP-198	A
SP-199	A
SP-200	A

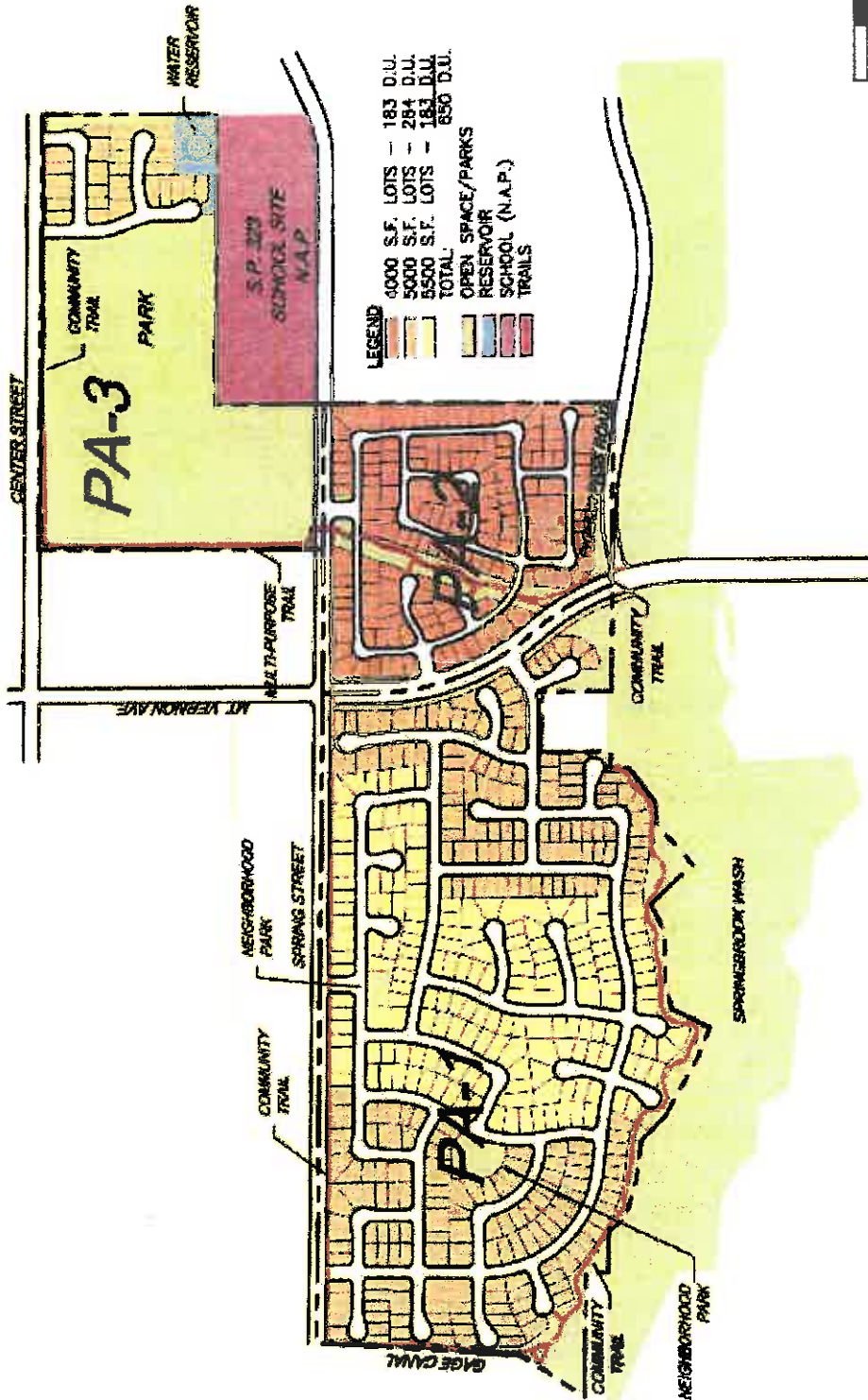
TRACT 30908  
PA-1  
76.71 AC.  
437 D.U.

SP 323

SPRINGCREEK AVENUE

TRACT 30908  
PA-1  
76.71 AC.  
437 D.U.

THE PLANNING COMPANY  
10000 SPRINGCREEK AVENUE  
SPRINGCREEK, TEXAS 75151  
714.433.1111  
www.planningco.com



<b>ILLUSTRATIVE SITE PLAN</b>	
<b>SPRINGBROOK ESTATES</b>	<b>EXHIBIT NO. III-3</b>
	<b>SPECIFIC PLAN</b>
	No. 330



CENTER STREET

MICHIGAN AVE

VURPHY AVE

MT VERNON AVE

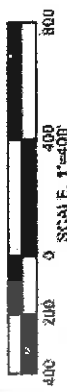
SPRING STREET

GAGE CANAL

SPRINGBROOK WASH

LEGEND

- 1 COMMUNITY PARK
- 2 POCKET PARK
- 3 COMMUNITY TRAIL
- 5 AQUEDUCT EASEMENT
- 6 ENHANCED STREETSCAPE
- 7 PROJECT ENTRY
- 8 LANDSCAPED SLOPES
- 9 RESIDENTIAL STREET TREES
- 10 100' FUEL MODIFICATION ZONE
- 11 RHWC PRESSURE ZONE 1



<b>MASTER LANDSCAPE AND OPEN SPACE PLAN</b>	
EXHIBIT NO.:	V-8
SPRINGBROOK ESTATES	SPECIFIC PLAN No. 330

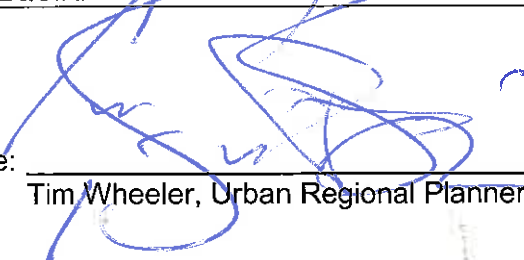
**TKC**  
 The Keith Companies  
 2250 S. Canyon Blvd, Suite 1000  
 Colorado, Colorado Springs  
 719.593.1810  
 Fax: 719.593.1811

# Extension of Time Environmental Determination

Project Case Number: TR30909  
 Original E.A. Number: EIR 448  
 Extension of Time No.: Second  
 Original Approval Date: December 21, 2004  
 Project Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue.  
 Project Description: Schedule A subdivision of 78.8 acres into 213 residential lots, with a 4,000 square foot minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir.

On December 21, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Tim Wheeler, Urban Regional Planner III

Date: September 8, 2016  
 For Steve Weiss, Planning Director



From: Dan Golovato <dgolovato@eqr.com>

Date: Thu, Apr 28, 2016 at 9:26 AM

Subject: New Conditions Acceptance for TR 30909 and TR30908

To: TWHEELER@rctima.org

Cc: TBURNSIDE@mbakerintl.com

Mr. Wheeler --

As First Vice President of ERP Holding Co. Inc. (property owner) I am providing you with this email to indicate we accept the seventeen (17) new conditions of approval required to receive the Second Extension for Tentative Map No. TR 30909. As requested the specific new conditions are listed by name and number below.

[REDACTED]; 50 E Health #6; 50 E Health #7; 50 Flood #25; [REDACTED]

[REDACTED]; 90 BS Grade #3; 90 BS Grade #4

90 BS Grade #5; 90 BS Grade #6; [REDACTED]; 90 Trans #10; 90 Trans #11

Please acknowledge that you have received this email and we have provided you with an acceptance that will allow you to prepare your staff report recommending approval of the extension for TR30909 and TR 30908. Finally, please let us know when this item will be placed on the Planning Commission consent agenda. Thank you for your help and please call with any questions.

Daniel P. Golovato

First Vice President - Development

Equity Residential

858-551-8313 (o)

858-692-2490 (c)

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6                   EOT2- LEA CLEARANCE                   RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 7                   EOT2- WATER & SEWER WILL SERVE                   RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

FLOOD RI DEPARTMENT

50.FLOOD RI. 25                   MAP WQMP CONDITIONS FOR EOT2                   RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3                   MAP -EOT2 WQMP BMP INSPECTION                   RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4                   MAP -EOT2 WQMP BMP CERT REQ'D                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                    MAP -EOT2 WQMP BMP CERT REQ'D (cont.)                    RECOMMND  
with the approved WQMP.

90.BS GRADE. 5                    MAP -EOT2 BMP GPS COORDINATES                    RECOMMND  
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6                    MAP -EOT2 WQMP BMP REGISTRATIO                    RECOMMND  
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

TRANS DEPARTMENT

90.TRANS. 10                    MAP - 80% COMPLETION (EOT2)                    RECOMMND  
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10                      MAP - 80% COMPLETION (EOT2) (cont.)                      RECOMMND

boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.



90.TRANS. 11                      MAP - LANDSCAPING (EOT2)                      RECOMMND




The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.



Landscaping shall be improved within Mt. Vernon Avenue, Springs Street, and Center Street.


# 2016 PLANNING COMMISSION CALENDAR



9/13/2016




JANUARY	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK



FEBRUARY	
3	Riverside CAC 1st Floor Board Room 
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	City of La Quinta City Council Chambers 

MARCH	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK



APRIL	
6	<b>CANCELED</b>
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK




MAY	
4	<b>CANCELED</b> 
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK



JUNE	
1	Riverside CAC 1st Floor Board Room 
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	City of La Quinta City Council Chambers 
29	DARK



JULY	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK

AUGUST	
3	City of Perris Board Chambers
10	RCTC - DARK
17	<b>CANCELED</b>
24	DARK
31	DARK

SEPTEMBER	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK

OCTOBER	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	<b>CANCELED</b> 


NOVEMBER	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK

DECEMBER	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK



Agenda Item No.: **3.1**  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Phayvanh Nanthavongdouangsy  
Planning Commission: September 21, 2016  
Continued From: September 7, 2016

Change of Zone No. 7864  
Plot Plan No. 25740  
Environmental Assessment No. 42766  
Applicant: Bella Vista Winery of Temecula  
Engineer/Representative: Markham DMG

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Project consists of Change of Zone No. 7864 (CZ No. 7864) and Plot Plan No. 25740 (PP No. 25740).

#### Location

The Project site is located southeast of the Rancho California Road and Calle Contento intersection, at 41220 Calle Contento Temecula CA 92592. The Project site is located within the boundaries of the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan. The Project site is approximately 24.6 gross acres. The Bella Vista Winery currently operates out of the existing barn.

#### Change of Zone No. 7864 (CZ No. 7864)

CZ No. 7864 will change the Project site's existing zone classification from Commercial Citrus/Vineyard (C-C/V) and Citrus Vineyard-10 acre minimum (C/V-10) Zone to Wine Country-Winery (WC-W) Zone. The WC-W Zone is consistent with the Temecula Valley Wine Country - Winery District.

The original Change of Zone application also included three parcels, parcels 951140056, 951140054 and 951140055. All three parcels are owned by the same owner. The proposed PP25740 is located entirely within parcel 951140056. Parcels 951140054 and 951140055 are located adjacent to parcel 951140056 to the north and were inadvertently left out of the project description in the mitigated negative declaration. Adding these two parcels to the change of zone will not alter the operations or design of the proposed winery that would cause any change to the analysis in the mitigated negative declaration. Additionally, the mitigated negative declaration did study potential environmental impacts associated with Biological, Geological, and Cultural Resources on the two parcels inadvertently left out of the change of zone and found that impacts were less than significant with mitigation. Therefore, adding these two parcels merely clarifies the mitigated negative declaration and is not a substantial revision as described in Section 15073.5 of the CEQA Guidelines requiring a recirculation. The addition of the two parcels to the CZ No. 7864 will change the zone classification of the two parcels to be WC-W to be consistent with the General Plan Policy Area. The addition would not create a new, avoidable significant effect; therefore, mitigation measure or project revisions are not required; nor will additional mitigation measures be required.

**CHANGE OF ZONE NO. 7864, PLOT PLAN NO. 25740 AND ENVIRONMENTAL ASSESSMENT NO. 42766**

**Planning Commission Staff Report: September 21, 2016**

**Page 2 of 6**

---

Plot Plan No. 25740 (PP No. 25740)

According to the Bella Vista Winery's website, <http://bellavistawinery.com>, the Project site is home to the first commercial vineyard in this region planted in 1968 and the winery has been in operation since 1978. However, there are no existing entitlement for a winery at the Project site.

The winery is currently operating out of an existing 13,012 square foot barn. The winery includes wine tasting with a gift sales area, wine production area, office spaces, and storage area. There are two paved access points to the site along Calle Contento and an existing dirt parking lot for guest and employees. The site also includes a pond, a house with swimming pool, and vineyards.

PP No. 25740 seeks to entitle the winery as a Class II Winery under the WC-W Zone with minor improvements to the winery site. The minor site improvements include the following:

- 1) Construct a driveway from Cilurzo Road to the winery site. The two existing access points from Calle Contento will be limited for deliveries, emergency, and residential purposes only.
- 2) Parking lot improvement to provide for 61 parking spaces; six of which are ADA accessible; and,
- 3) The addition of a 534 square foot bathroom facility to the existing winery building. The total square footage of the winery building will then be 13,546 square feet. It will continue to be used for wine tasting with gift sales area, wine production, office space, and storage.

The guests may walk around and picnic near the pond. The PP No. 25740 is completely within parcel 951140056; the site is approximately 24.6 gross acres and the net project area is 20.61 acres. Seventy-six percent of PP No. 25740 net area, an area of approximately 15.8 acres will be planted in vineyards. The existing residential unit is not a part of the PP No. 25740 and is labeled as "Not a Part" on PP No. 25740 Exhibit A.

The Project implements the objectives of the Temecula Valley Wine Country Community Plan to preserve and enhance the Wine Country region's viticulture potential. The Project is consistent with the policies and development standards for a Class II Winery outlined in the Community Plan as analyzed in its Environmental Impact Report No. 524.

**ISSUES OF POTENTIAL CONCERN:**

The existing barn that the winery is operating out of is located approximately 50 feet from Calle Contento right-of-way (ROW). Under the WC-W Zone development standard, the minimum setback for buildings is 100 feet from Calle Contento ROW. The barn is located in a moderately flat area of the Project site. The majority of the site is planted or will be planted in vineyards where steep slopes would pose a construct new buildings. Furthermore, the existing home is located directly north of existing barn (proposed winery building). Due to project site's topography challenges and location of the existing home, the location of the winery building cannot be moved to achieve the 100 feet set back along Calle Contento. Therefore, a setback adjustment was granted for the existing barn.

**FURTHER PLANNING CONSIDERATIONS:**

**September 7, 2016**

Item was continued from September 7, 2016 to correct CEQA notices.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Agriculture-Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area – Winery District (10 acre minimum)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture-Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area – Winery District (10 acre minimum)
3. Proposed Zoning (Ex. #3): Wine Country – Winery (WC-W)
4. Surrounding Zoning (Ex. #3): Citrus/ Vineyard (C/V), Citrus/ Vineyard – 10 acre min. (C/V -10) to the north, east, & west, Rural Residential – 5 acre min. (R-R-5) to the south
5. Existing Land Use (Ex. #1): Winery with wine tasting, gift shop, vineyards, single family residence
6. Surrounding Land Use (Ex. #1): Agricultural (vineyard), single family residences, and vacant properties
7. Project Data: Total Acreage: 24.6 (PP25740), 51.66 (CZ07864)  
Total Net Project Acreage: 20.61 (PP25740), 45.69 (CZ07864)
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42766, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,**

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7864, amending the zoning classification for the subject property from Citrus Vineyard -10 acre min. (C/V -10) and Commercial – Citrus/Vineyard (C-C/V) Zones to Wine Country – Winery (WC-W) Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,**

**APPROVE PLOT PLAN NO. 25740, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.**

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

1. The project site is designated Agriculture (AG) within the Temecula Valley Wine Country Policy Area – Winery District (10 acre minimum) in the Southwest Area Plan (SWAP).

**CHANGE OF ZONE NO. 7864, PLOT PLAN NO. 25740 AND ENVIRONMENTAL ASSESSMENT NO. 42766**

**Planning Commission Staff Report: September 21, 2016**

**Page 4 of 6**

---

2. PP No. 25740 will classify the existing winery as a Class II Winery. The Class II Winery will include a wine tasting room with gift sales area, office, production area, retail space, restrooms and storage area. The Class II Winery is a permitted use in the Temecula Valley Wine Country Policy Area - Winery District per policy SWAP 1.4. Policy SWAP 1.4 permits a Class II Winery with limited commercial uses such as wine tasting and retail wine sales on a minimum of 10 gross acres provided that 1) 75% of the project site is planted in vineyards; 2) 75% of the grapes utilized in wine production are grown or raised within the county; and 3) the winery facility shall at least produce 3,500 gallons of wine annually. The Project has been conditioned to meet the planting and all of the production requirements of policy SWAP 1.4.
3. The project site is surrounded by properties which are designated Agriculture (AG) within the Temecula Valley Wine Country Policy Area – Winery and Residential Districts.
4. The existing zoning for the subject site is Commercial-Citrus/ Vineyard (C-C/V).
5. The proposed use, a Class II Winery with minor site improvements, is a permitted use, subject to approval of a plot plan in the WC-W Zone.
6. The Class II Winery includes a wine tasting room with gift sales area, office spaces, production area, restrooms, and storage area. The Class II Winery is consistent with the development standards set forth in the WC-W Zone. The WC-W Zone development standards for a building includes a height limitation of 40 feet, limits the winery building to two habitable stories, setback 100 feet from Rancho California Road and Calle Contento right-of-ways, minimum winery facility shall be 1,500 square feet in size, and 75% of the net project area shall be planted in vineyards. The winery building is 30 feet, two stories, is approximately 13,546 SF, set back approximately 1,300 feet from Rancho California Road right-of-way, and 76% of the net project area is dedicated to vineyards. The barn could not be relocated to meet the setback along Calle Contento due to the site's topography and location of other uses (i.e. home and pond); therefore, a setback adjustment was granted for the existing barn. Keeping the winery facility at the currently location will eliminate additional ground disturbances that may have additional potential environmental impacts associated with demolition, grading and construction. The Project has been condition to meet the WC-W zone wine production standards; that is the winery must produce 3,500 gallons of wine annually, 75% of the grapes used for wine production must be grown in Riverside County, and the winery must produce at least 50% of the wine sold on site.
7. The project site is surrounded by properties which are zoned Citrus/Vineyard (C/V), Citrus/Vineyard 10 acre min. (C/V – 10), and Rural Residential 5 acre min. (R-R-5).
8. Wineries with similar incidental commercial uses and single family residential units have been constructed and are operating in the project vicinity.
9. The Project is within Rancho California Agriculture Preserve No. 9. The Class II Winery is a compatible use in accordance with the Uniform Rules for Agricultural Preserves of Riverside County Ordinance No. 509. The winery will be used to produce an agricultural commodity for commercial purposes and is considered a use that is compatible with agricultural preserves; therefore, cancellation of a land conservation contract and diminishment of an agricultural preserve will not be required for this Project.

**CHANGE OF ZONE NO. 7864, PLOT PLAN NO. 25740 AND ENVIRONMENTAL ASSESSMENT NO. 42766**

**Planning Commission Staff Report: September 21, 2016**

**Page 5 of 6**

---

10. This Project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). The onsite ephemeral drainage, gullies, and human modified depression will remain in their existing conditions and will be completely avoided. The Project is found to be consistent with section 6.1.2 of the WRCMSHCP because Project will not result in impacts to riparian/riverine features or potential fairy shrimp habitat. The project site is not located within a Narrow Endemic Plant Species Survey Area. Thus, the proposed project is consistent with Section 6.1.3 of the WRCMSHCP. The Project will not interfere with the maintenance of habitat quality and contiguity with adjacent Core Areas of the WRCMSHCP. The Project site is not subject to the Guidelines pertaining to Urban Wildlands Interface; thus, the Project is consistent with Section 6.1.4 of the WRCMSHCP. The Project site is located within the MSHCP Burrowing Owl Survey Area and has been conditioned for Burrowing Owl Survey. The Project is also conditioned to pay mitigation fees for the Stephen's Kangaroo Rat Habitat Conservation Plan Fee per Ordinance No. 663 and Open Space Mitigation Fee per Ordinance No. 810. The Project site provides suitable habitat for migratory birds protected under the Migratory Bird Treaty Act; therefore, the Project has been conditioned for migratory bird survey. The Project is consistent with the WRCMSHCP.

11. Environmental Assessment No. 42766 identified the following potentially significant impacts:

- |                             |                                  |
|-----------------------------|----------------------------------|
| a. Aesthetics               | g. Hazards & Hazardous Materials |
| b. Air Quality              | h. Hydrology/Water Quality       |
| c. Biological Resources     | i. Noise                         |
| d. Cultural Resources       | j. Public Services               |
| e. Geological/Soil          | k. Transportation                |
| f. Greenhouse Gas Emissions |                                  |

Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request from the Pechanga Band of Luiseno Indians representatives on 08/18/15. On 12/29/15 the Planning Department emailed the Phase I Cultural Report and proposed conditions of approval to the Tribe's representatives. Staff and the Tribe's representatives discussed the project through video conference on 1/20/16. Per the request of the Tribe's representatives, the geology report and grading plans provided to the Tribe for review on 1/20/16. An AB-52 conclusion letter was sent out to Pechanga on 5/03/16 that summarizes the consultation process; at which time Planning has not received any further communication or information from the Tribe's representatives regarding the project. With the implementation of the standard conditions of approval for unanticipated resources and human remains, COA 10. PLANNING. 38 and COA 10. PLANNING. 39 listed above, any tribal resources that may be discovered during ground disturbing activities will be protected accordingly.

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area-Winery District policies and with all other elements of the Riverside County General Plan.



**CHANGE OF ZONE NO. 7864, PLOT PLAN NO. 25740 AND ENVIRONMENTAL ASSESSMENT NO. 42766**

**Planning Commission Staff Report: September 21, 2016**

**Page 6 of 6**

---

2. The proposed project is consistent with the proposed Wine Country-Winery (WC-W) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

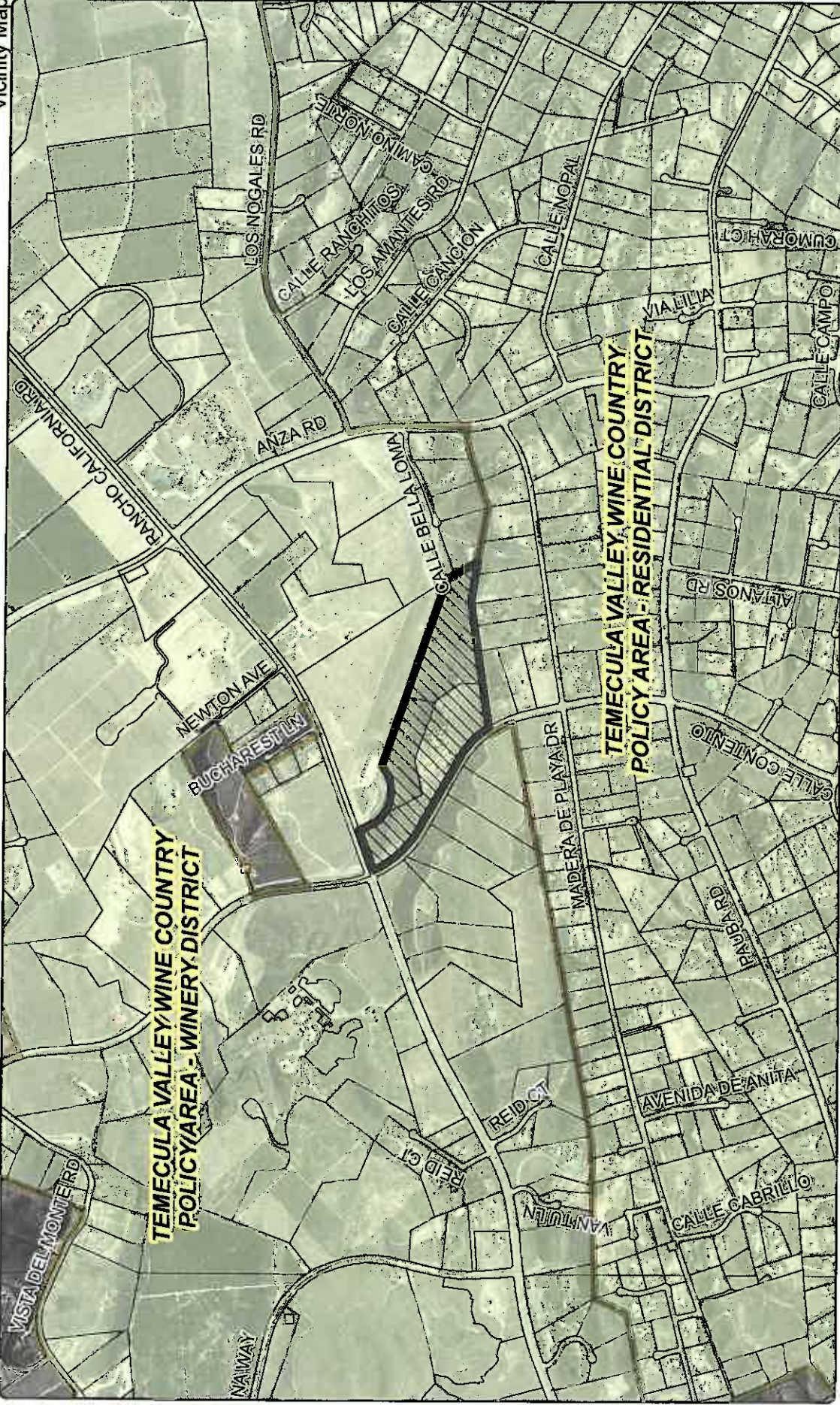
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. The city of Temecula sphere of influence;
  - b. Not within a dam inundation area; and
  - c. Not within a Fault Zone Area or ½ from a Fault;
3. The project site is located within:
  - a. The boundaries of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. High to Moderate Fire Hazard Area;
  - d. Moderate Liquefaction;
  - e. Susceptible Subsidence Area;
  - f. Paleontological Sensitivity High A Area;
  - g. 16.20 miles from Mt. Palomar Observatory, Zone B;
  - h. The Community Service Area No. 149; and,
  - i. A small corner located northeast of parcel is within A 100-year flood plain.
4. The subject site is currently designated as Assessor's Parcel Number: 951140056, 951140054, and 951140055.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07864 PP25740  
VICINITY/POLICY AREAS**

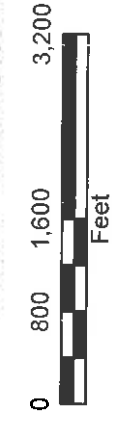
Supervisor: Washington  
District 3

Date Drawn: 08/16/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, the 2003 General Plan. The County of Riverside is currently in the process of updating the General Plan. The information provided in this map is for informational purposes only. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Western County) or in Multilingual at (951) 955-3277 (Eastern County) or by email: [planning@co.riverside.ca.us](mailto:planning@co.riverside.ca.us)



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07864 PP25740

Supervisor: Washington  
District 3

Date Drawn: 08/16/2016

LAND USE

Exhibit 1



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 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)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

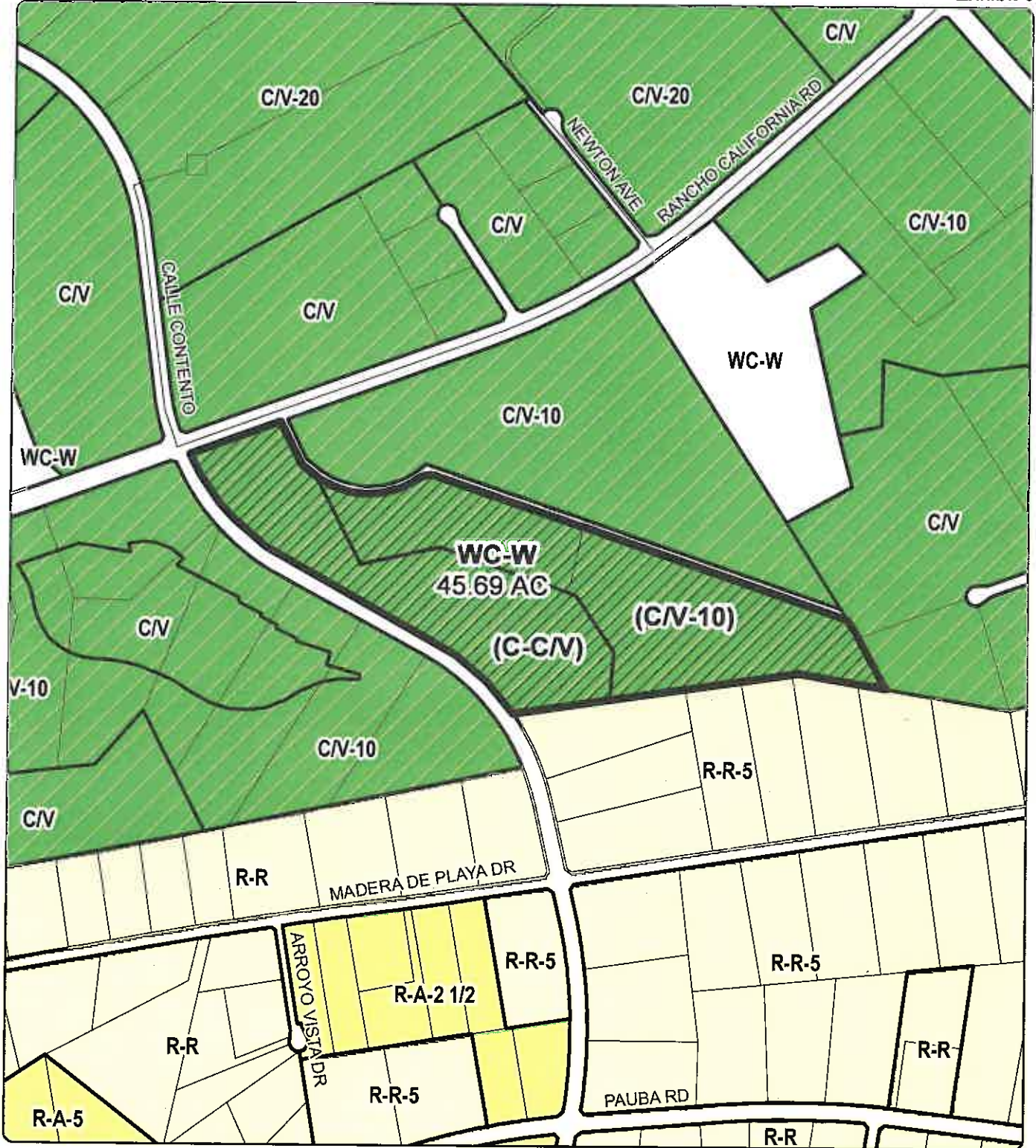
CZ07864 PP25740

PROPOSED ZONING

Supervisor: Washington  
District 3

Date Drawn: 08/16/2016

Exhibit 3



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 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)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

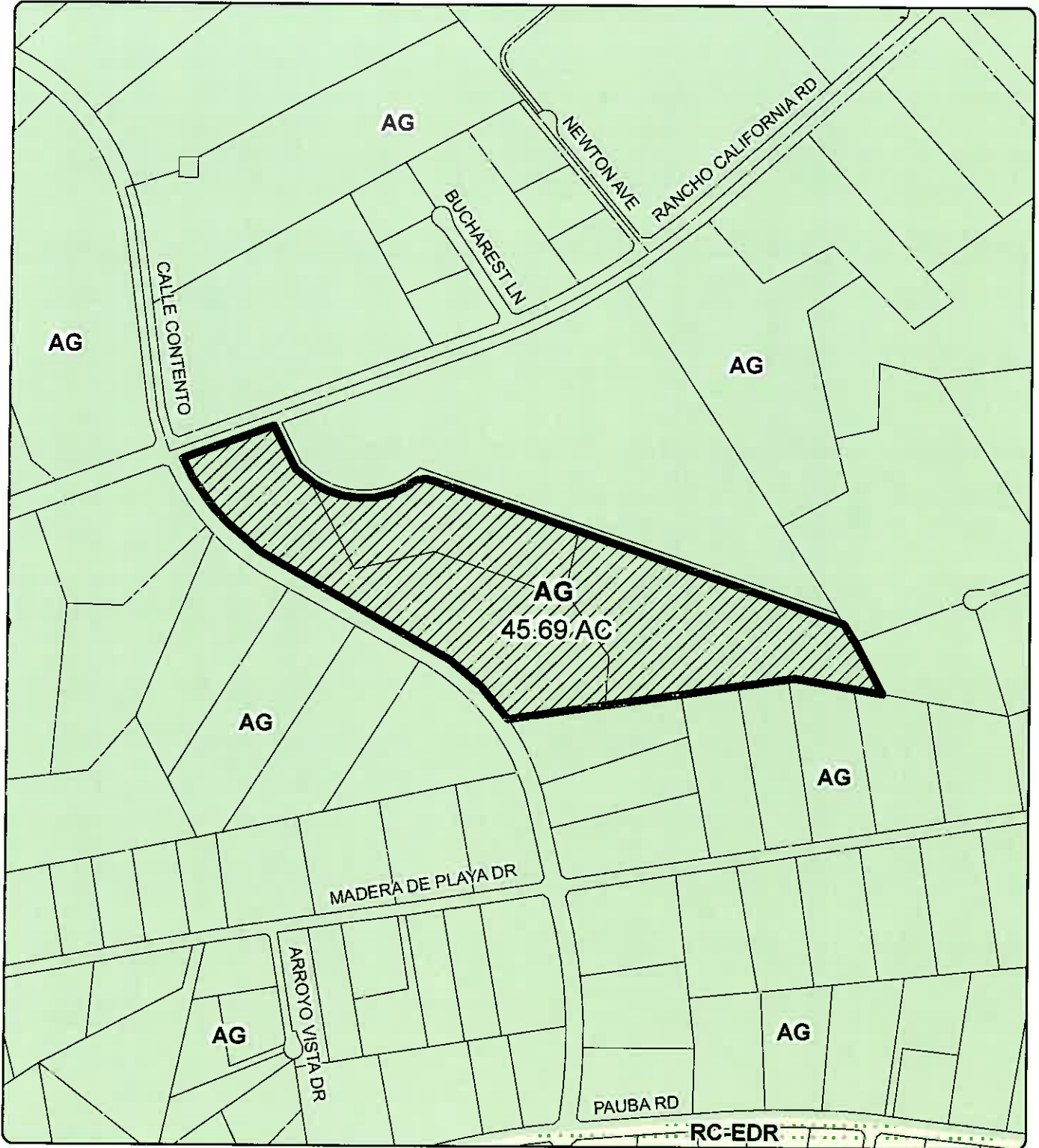
CZ07864 PP25740

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 08/16/2016

Exhibit 5



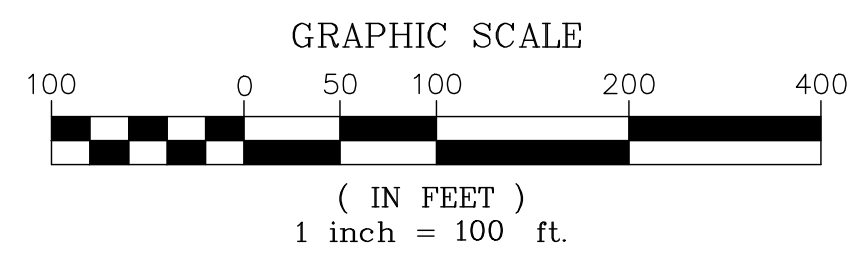
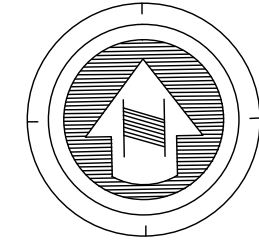
Zoning Area: Rancho California

Author: Vinnie Nguyen



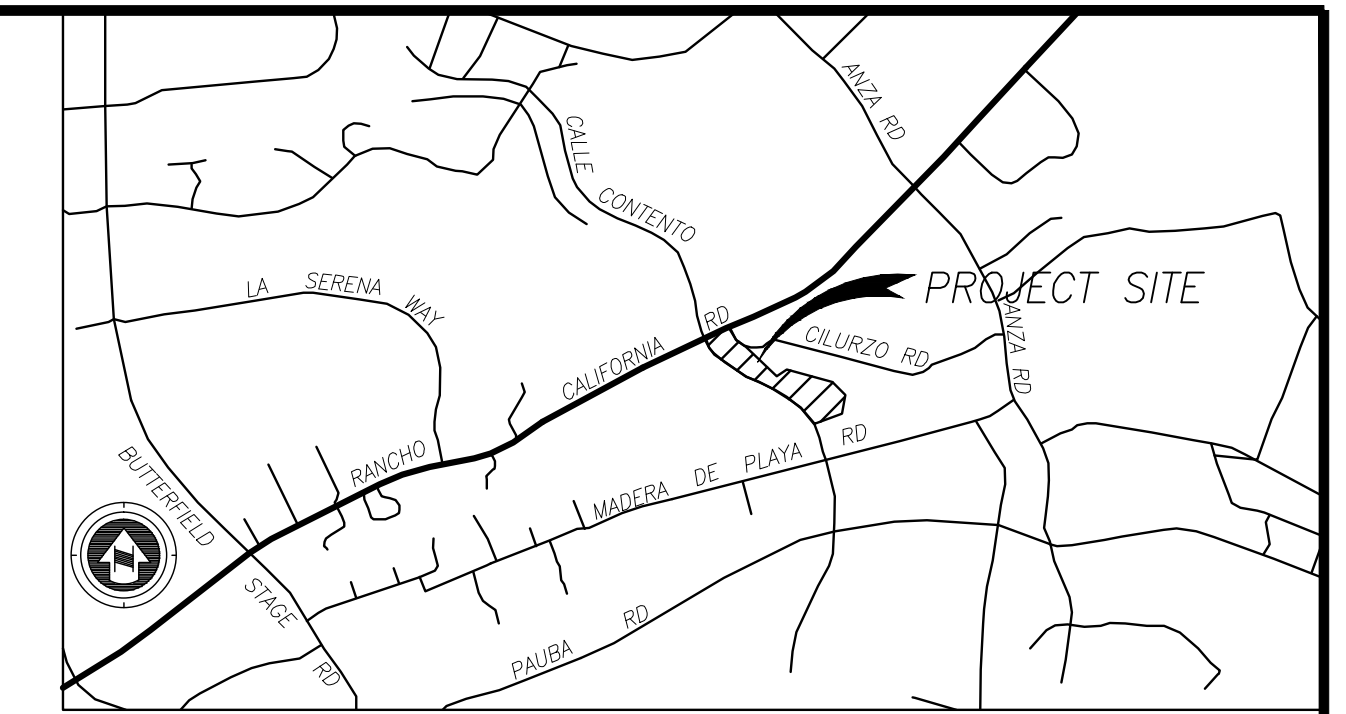
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rc.ca.gov>





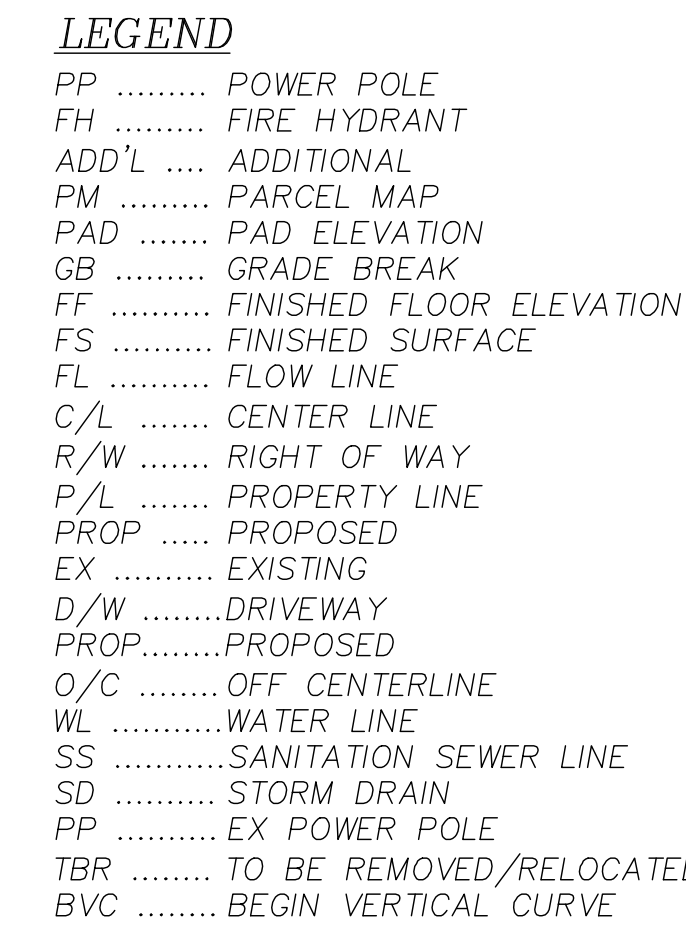
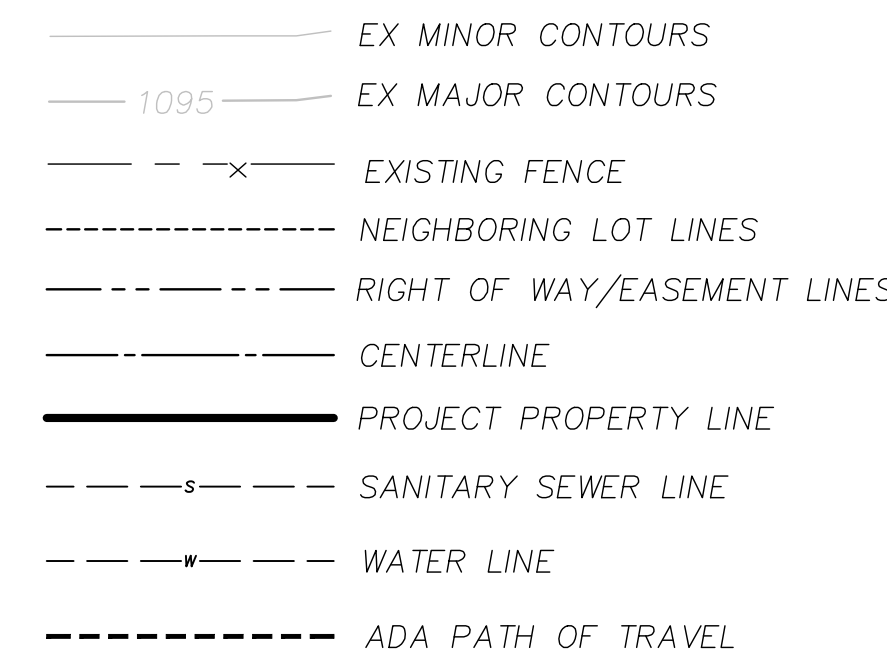
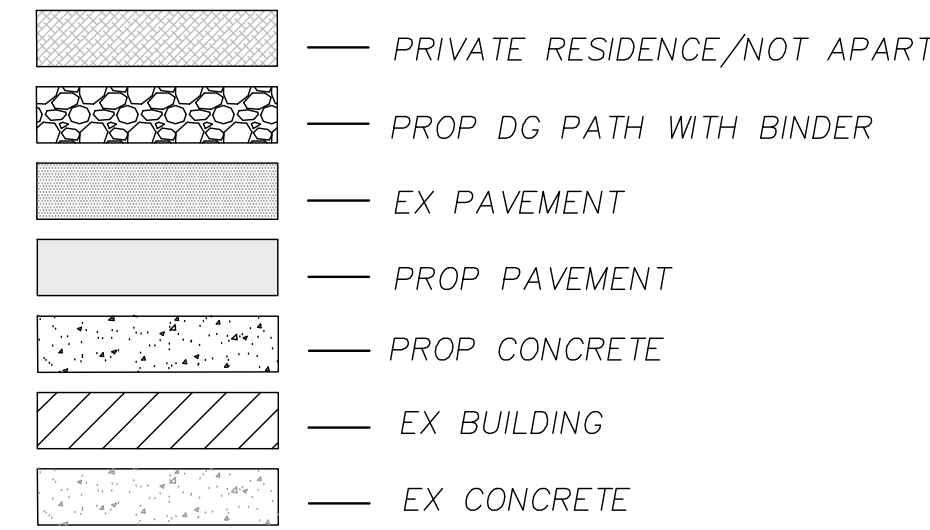
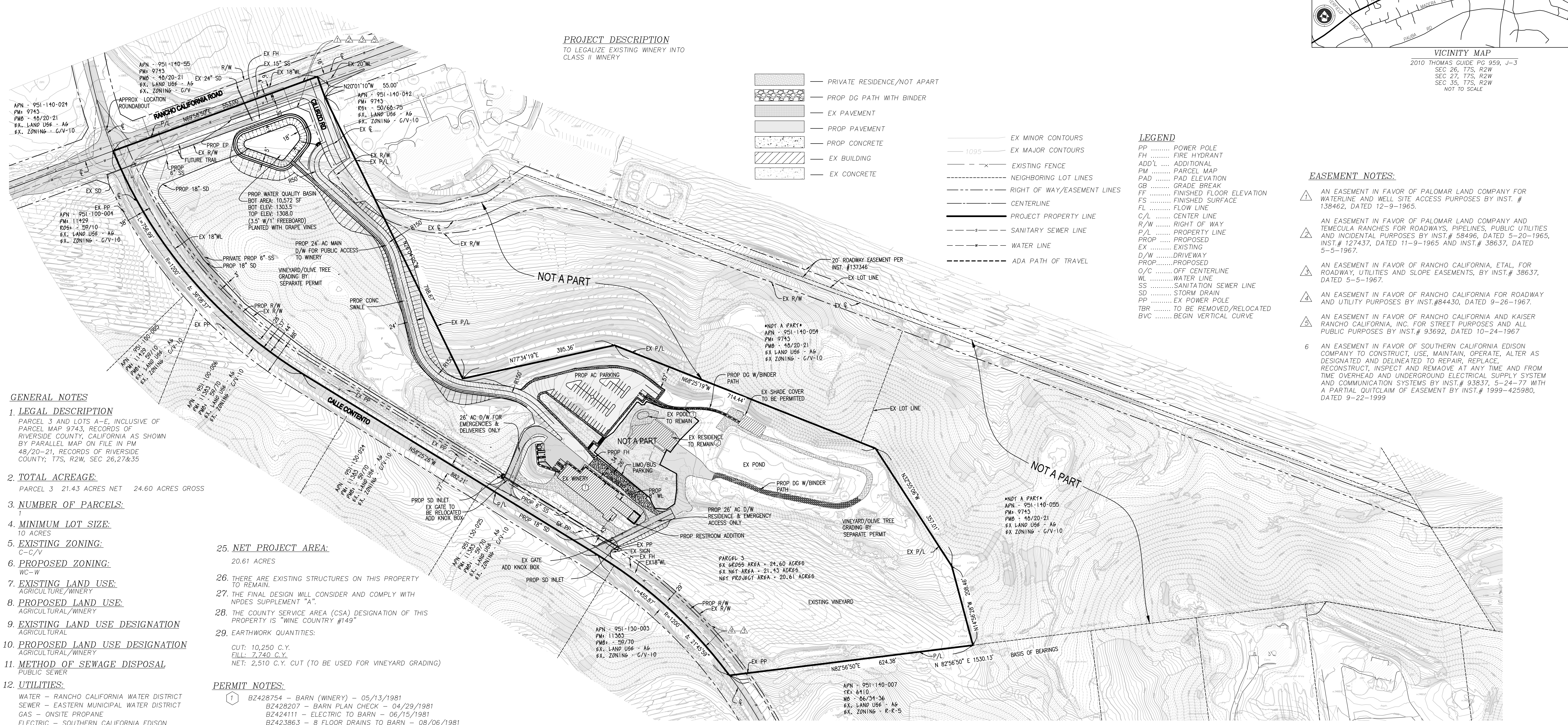
CASE: PP25740 AMD. NO. 3  
 EXHIBIT: A  
 DATE: 5-2-2016  
 PLANNER: P. NANTHAVONGDOUANGSY

# PLOT PLAN 25740



VICINITY MAP  
 2010 THOMAS GUIDE PG. 959, J-3  
 SEC 26, T7S, R2W  
 SEC 27, T7S, R2W  
 SEC 35, T7S, R2W  
 NOT TO SCALE

**PROJECT DESCRIPTION**  
 TO LEGALIZE EXISTING WINERY INTO  
 CLASS II WINERY



**EASEMENT NOTES:**

- 1 AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY FOR WATERLINE AND WELL SITE ACCESS PURPOSES BY INST. # 138462, DATED 12-9-1965.
- 2 AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY AND TEMECULA RANCHES FOR ROADWAYS, PIPELINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY INST.# 58496, DATED 5-20-1965, INST.# 127437, DATED 11-9-1965 AND INST.# 38637, DATED 5-5-1967.
- 3 AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA, ETAL, FOR ROADWAY, UTILITIES AND SLOPE EASEMENTS, BY INST.# 38637, DATED 5-5-1967.
- 4 AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA FOR ROADWAY AND UTILITY PURPOSES BY INST.#84430, DATED 9-26-1967.
- 5 AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA AND KAISER RANCHO CALIFORNIA, INC. FOR STREET PURPOSES AND ALL PUBLIC PURPOSES BY INST.# 93692, DATED 10-24-1967
- 6 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER AS DESIGNATED AND DELINEATED TO REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS BY INST.# 93837, 5-24-77 WITH A PARTIAL QUITCLAIM OF EASEMENT BY INST.# 1999-425980, DATED 9-22-1999

**GENERAL NOTES**

1. **LEGAL DESCRIPTION**  
 PARCEL 3 AND LOTS A-E, INCLUSIVE OF PARCEL MAP 9743, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN BY PARALLEL MAP ON FILE IN PM 48/20-21, RECORDS OF RIVERSIDE COUNTY; T7S, R2W, SEC 26,27&35
2. **TOTAL ACREAGE:**  
 PARCEL 3 21.43 ACRES NET 24.60 ACRES GROSS
3. **NUMBER OF PARCELS:**  
 1
4. **MINIMUM LOT SIZE:**  
 10 ACRES
5. **EXISTING ZONING:**  
 C-C/V
6. **PROPOSED ZONING:**  
 WC-W
7. **EXISTING LAND USE:**  
 AGRICULTURE/WINERY
8. **PROPOSED LAND USE:**  
 AGRICULTURAL/WINERY
9. **EXISTING LAND USE DESIGNATION:**  
 AGRICULTURAL
10. **PROPOSED LAND USE DESIGNATION:**  
 AGRICULTURAL/WINERY
11. **METHOD OF SEWAGE DISPOSAL:**  
 PUBLIC SEWER
12. **UTILITIES:**  
 WATER - RANCHO CALIFORNIA WATER DISTRICT  
 GAS - EASTERN MUNICIPAL WATER DISTRICT  
 GAS - ONSITE PROPANE  
 ELECTRIC - SOUTHERN CALIFORNIA EDISON  
 TELEPHONE - VERIZON  
 CABLE - VERIZON

**25. NET PROJECT AREA:**

- 20.61 ACRES
26. THERE ARE EXISTING STRUCTURES ON THIS PROPERTY TO REMAIN.
  27. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A".
  28. THE COUNTY SERVICE AREA (CSA) DESIGNATION OF THIS PROPERTY IS "WINE COUNTRY #149"
  29. EARTHWORK QUANTITIES:  
 CUT: 10,250 C.Y.  
 FILL: 7,740 C.Y.  
 NET: 2,510 C.Y. CUT (TO BE USED FOR VINEYARD GRADING)

**PERMIT NOTES:**

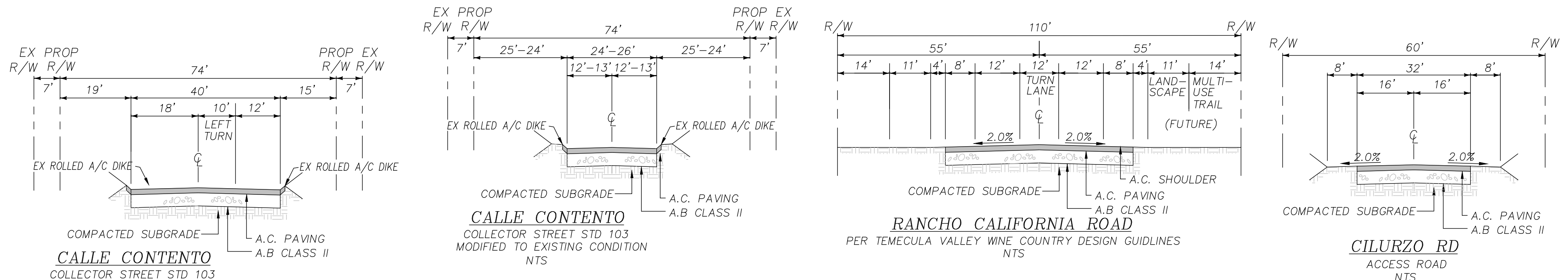
- 1 BZ428754 - BARN (WINERY) - 05/13/1981  
 BZ428207 - BARN PLAN CHECK - 04/29/1981  
 BZ424111 - ELECTRIC TO BARN - 06/15/1981  
 BZ423863 - 9 FLOOR DRAINS TO BARN - 08/06/1981  
 BZ345053 - REGISTRATION BARN - 10/27/1978  
 BZ357711 - ELECTRICITY TO BARN - 02/22/1979  
 BZ257431 - REGISTER BARN - 04/18/1975  
 BZ294922 - ELECTRICAL SERVICE TO BARN - 04/05/1977
- 2 BZ298568 - DWELLING AND ATTACHED GARAGE - 04/22/1977
- 3 BZ315026 - PRIVATE SWIMMING POOL - 11/01/1977

**ONSITE:**

AREA BREAKDOWN OF PROJECT	SQ.FT.	ACRES	% OF TOTAL
EXISTING CONCRETE	18145	0.42	2.02%
PROPOSED CONCRETE	5258	0.12	0.59%
EXISTING ASPHALT (ONSITE)	24700	0.57	2.75%
PROPOSED ASPHALT (ONSITE)	45925	1.05	5.11%
EXISTING BUILDINGS	13012	0.30	1.45%
PROPOSED BUILDINGS	534	0.01	0.06%
VINEYARD/OLIVE PLANTING	688382	15.80	76.67%
EXISTING/PROPOSED PLANTING	90057	2.07	10.03%
PROPOSED DG PATHWAYS	11867	0.27	1.32%
TOTAL NET AREA	897875	20.61	100.00%

**AREA CALCULATIONS AND OCCUPANCY ANALYSIS:**

Space:	Area (Sq.Ft.)	Occupancy	Occ. Load Factor	Occ. Load
Tasting Room	2541	A-2	15	169
Winery Office	288	B	100	3
Wine Production	4745	F-1	300	16
Retail	945	M	60	16
Storage	3407	S-2	300	11
Other (Restrooms, Lab, Patio)	1541			
Total:	13467			215



13. **SCHOOL DISTRICT:**  
 TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
14. **ASSESSORS PARCEL NO.:**  
 951-140-056
15. **SITE ADDRESS**  
 41220 CALLE CONTENTO, TEMECULA, CA 92592
16. **2010 THOMAS BROS. GUIDE:**  
 PG. 959 J-3
17. **PLOT PLAN PREPARED:**  
 APRIL 5, 2016
18. **OCCUPANCY:**  
 SEE TABLE
19. **POLICY AREA:**  
 TEMECULA VALLEY WINE COUNTRY POLICY AREA
20. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.
21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.
22. TOPO SOURCE: INLAND AERIAL, FLOWN TOPO 9-16-2013
23. THIS PROPERTY HAS MODERATE SUSCEPTIBILITY TO LIQUEFACTION, IS SUSCEPTIBLE TO SUBSIDENCE AND NORTHEAST CORNER OF PROPERTY IS WITHIN THE LONG VALLEY SPECIAL STUDIES AREA.
24. THIS PROPERTY LIES WITHIN FEMA ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PANEL #S 06065C2745G, 06065C2740G.

**PARKING MATRIX**

USE	ORDINANCE CLASSIFICATION	RATIO	AREA (SF)	TOTAL REQ.	PROVIDED
Tasting Room	restaurants, drive-thrus, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages:	1 space/45 sq. ft. of serving area plus 1 space/2 employees (6 employees)	1674	40	42
Retail	general retail	1 space/200 sq. ft. of gross floor area	945	5	5
Wine Production Building	industrial uses: Office	If number of workers cannot be determined: 1 space/250 sq. ft. of office area	288	1	1
	industrial uses: Production	1 space/500 sq. ft. of fabrication area	4745	10	10
	industrial uses: Storage	1 space/1000 sq. ft. of storage area	3407	3	3
<b>PROJECT TOTAL</b>				<b>59</b>	<b>61</b>
<b>ADA ACCESSIBLE PARKING SPACES REQUIRED</b>				<b>3</b>	<b>6</b>

**NOTE:**  
 SEE WQMP FOR DRAINAGE PLAN  
 SEE ARCHITECT PLANS FOR WINERY BUILDING DIMENSIONS AND HEIGHT

NO.	DATE	REVISION	OWNER/APPLICANT:
1	2-24-16	REDUCE PARKING SIZE/MAKE POND APRT	

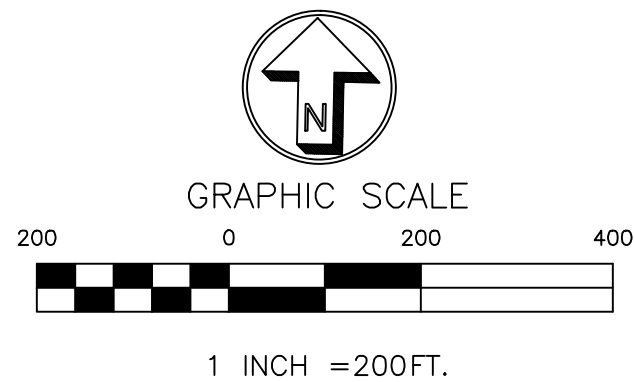
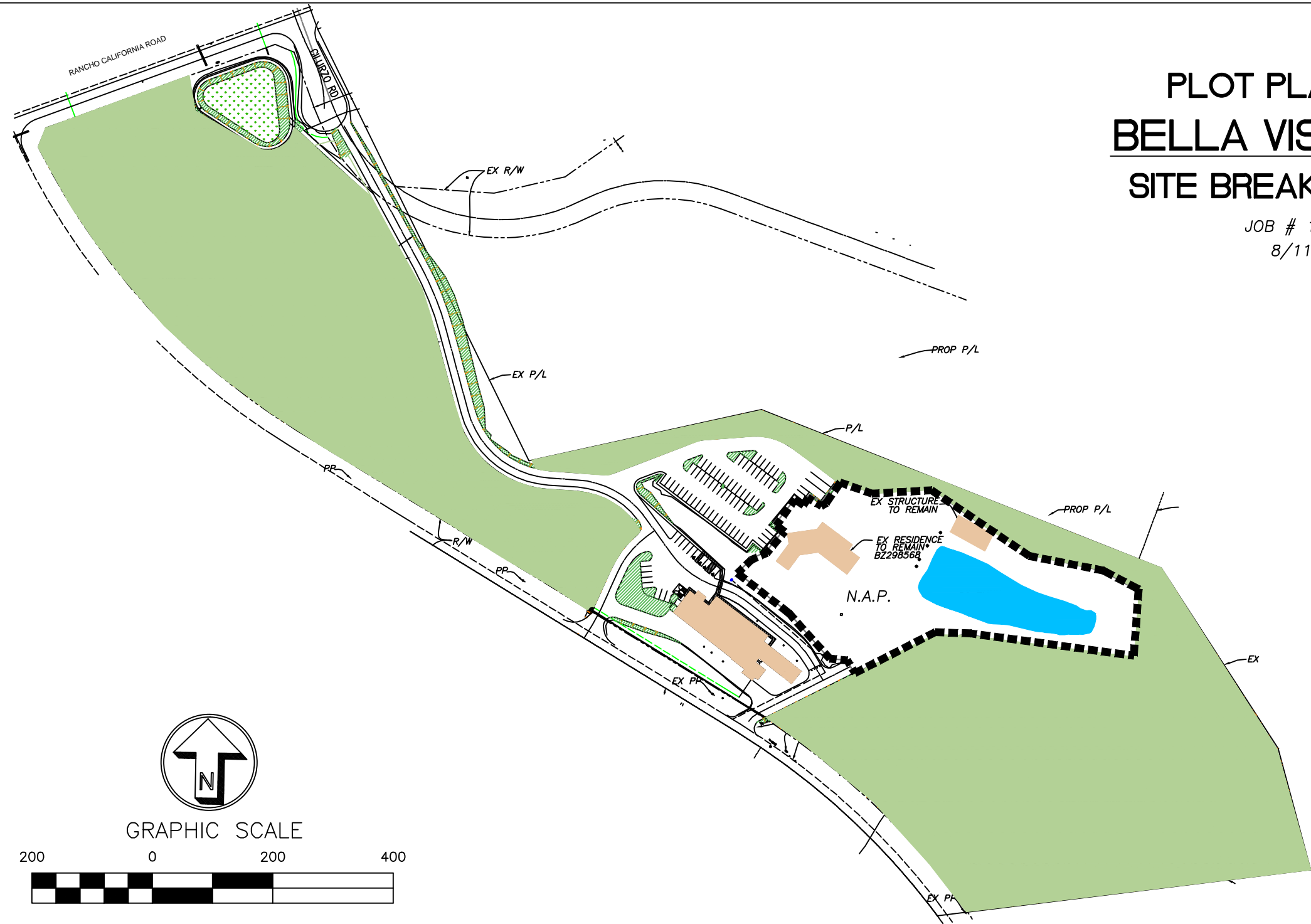
**OWNER/APPLICANT:**  
 CZIRAKI FAMILY TRUST  
 C/O IMRE CZIRAKI  
 41220 CALLE CONTENTO,  
 TEMECULA, CA 92592  
 (951) 676-5250

**ENGINEER:**  
  
 41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 (951) 296-3466 TEL (951) 296-3476 FAX  
 LARRY R. MARKHAM R.C.E. 30657


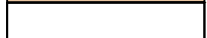




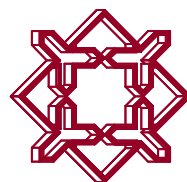
# PLOT PLAN 25740 BELLA VISTA WINERY SITE BREAKDOWN PLAN

JOB # 13-117  
8/11/15

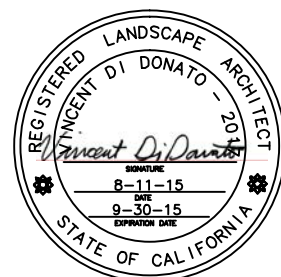


### PERCENTAGE BREAKDOWN

SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	1,071,576 S.F.	24.6 ACS.	100%
	SITE NET W/O N.A.P. AREA	803,246 S.F.	18.44 ACS.	100%
	BUILDINGS	11,597 S.F.	.27 ACS.	1.4%
	PARKING & HARDSCAPE	98,694 S.F.	2.27 ACS.	12.3%
	PROPOSED & EXISTING PLANTING	70,472 S.F.	1.62 ACS.	8.8%
	VINEYARDS	622,636 S.F.	14.29 ACS.	77.5%



**ALHAMBRA GROUP**  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
41635 Enterprise Circle North, Suite C  
Temecula, CA 92590 (951) 296-6802 FAX 296-6803



REVISIONS	BY:

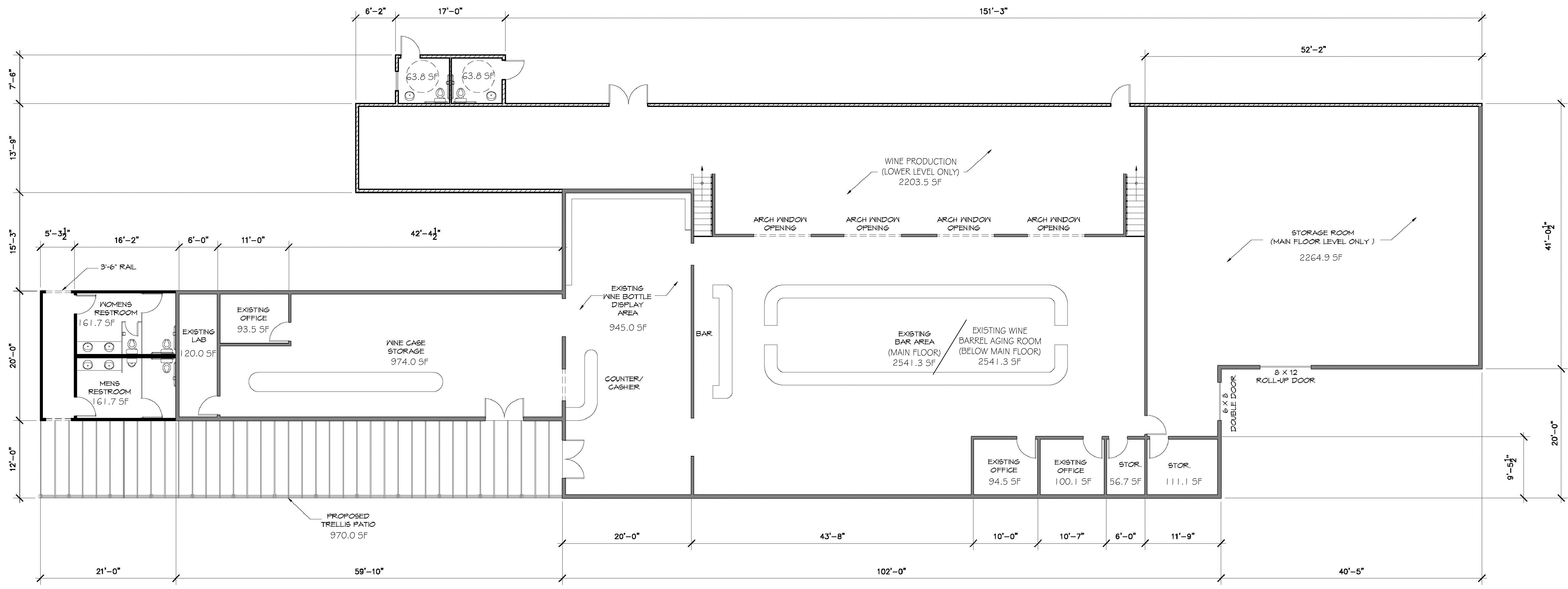
PREPARED BY:  
**LAKESHORE ENGINEERING**  
 26811 HOBE CIRCLE, SUITE 201  
 MURRIETA, CA 92562

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES CONCERNING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

**BELLA VISTA WINERY**  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592

EXISTING FLOOR LAYOUT

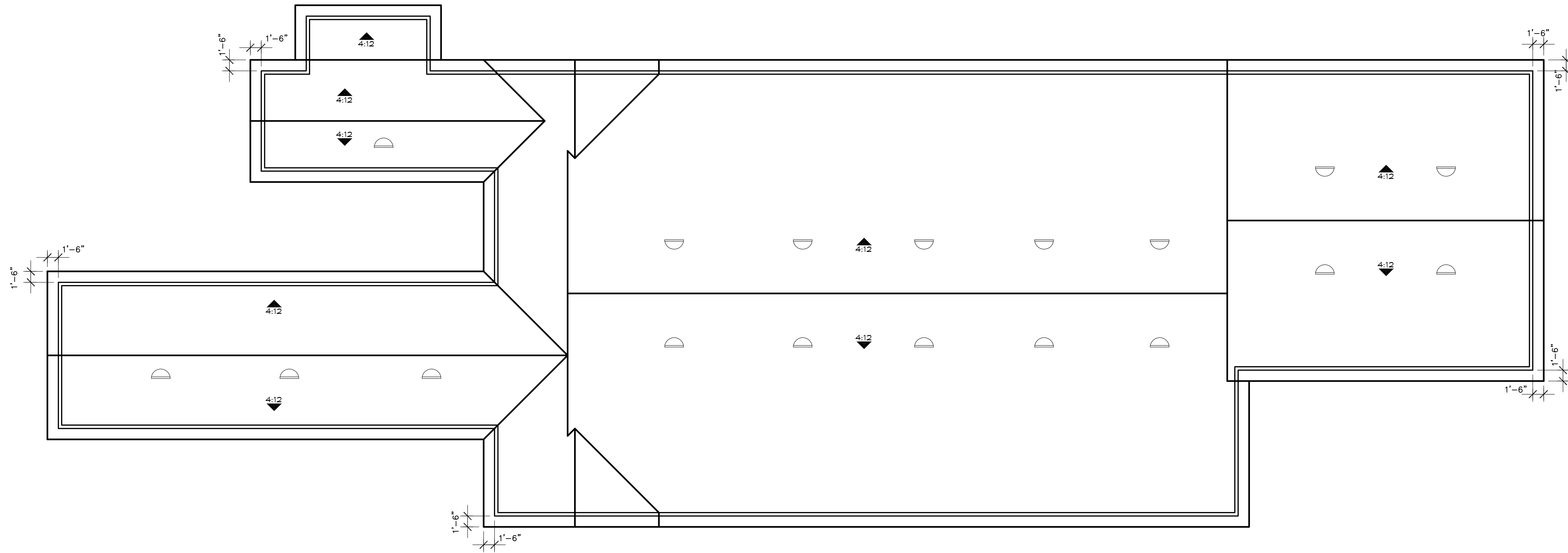
DRAWN BY:  
 CHECKED BY:  
 DATE:  
 MAR. / 1 / 2013  
 SCALE:  
 1/8" = 1'-0"  
 JOB NO.  
 13-01  
 SHEET NO.  
**1**



EXISTING MAIN FLOOR WALL  
 PROPOSED WALL ADDITION  
 EXISTING CONCRETE 10' LOWER LEVEL WALL

- LEGEND**
- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
  - PURPLE - PLANNING DEPARTMENT COMMENTS
  - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
  - LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
  - BLUE - FLOOD CONTROL DISTRICT COMMENTS
  - LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
  - RED - FIRE DEPARTMENT COMMENTS
  - YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
  - LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
  - ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PP25740 AMD NO.1  
 EXHIBIT: B, C, & M  
 DATE: 10-01-2015  
 PLANNER: P. NANTHAVONGDOUANGSY



REVISIONS	BY:

ENGINEER:

EXISTING ROOF LAYOUT

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES COMMENCING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

**BELLA VISTA WINERY**  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592

DRAWN BY:

CHECKED BY:

DATE:  
MAR / 1 / 2013

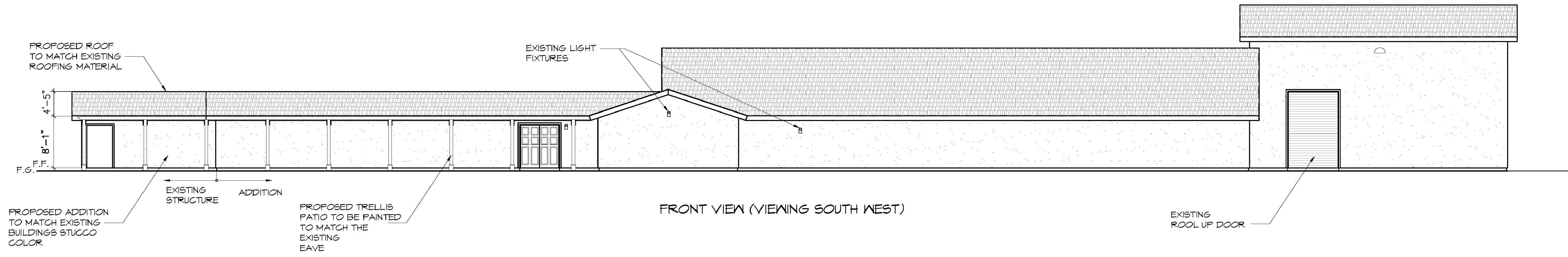
SCALE  
1/8" = 1'-0"

JOB NO.  
13-01

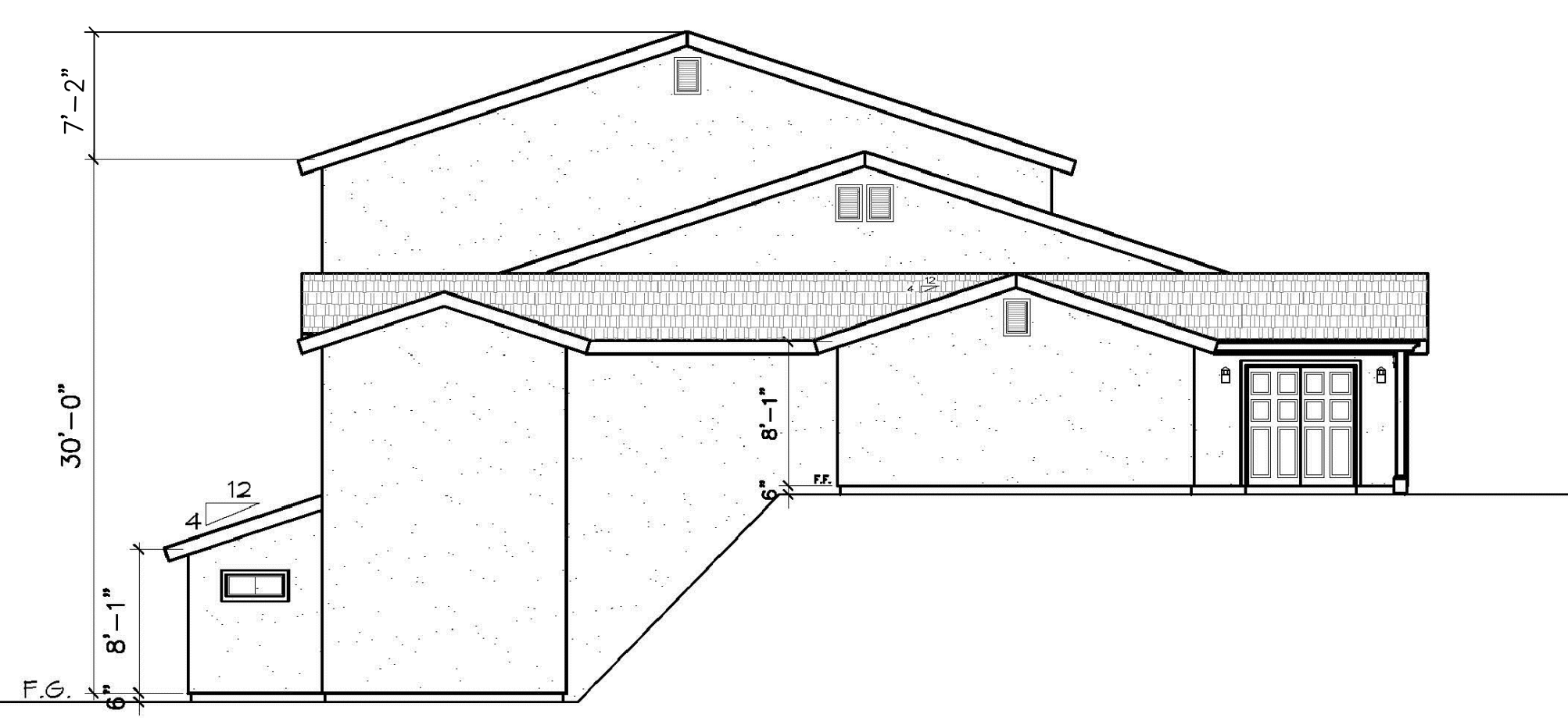
SHEET NO.  
**2**



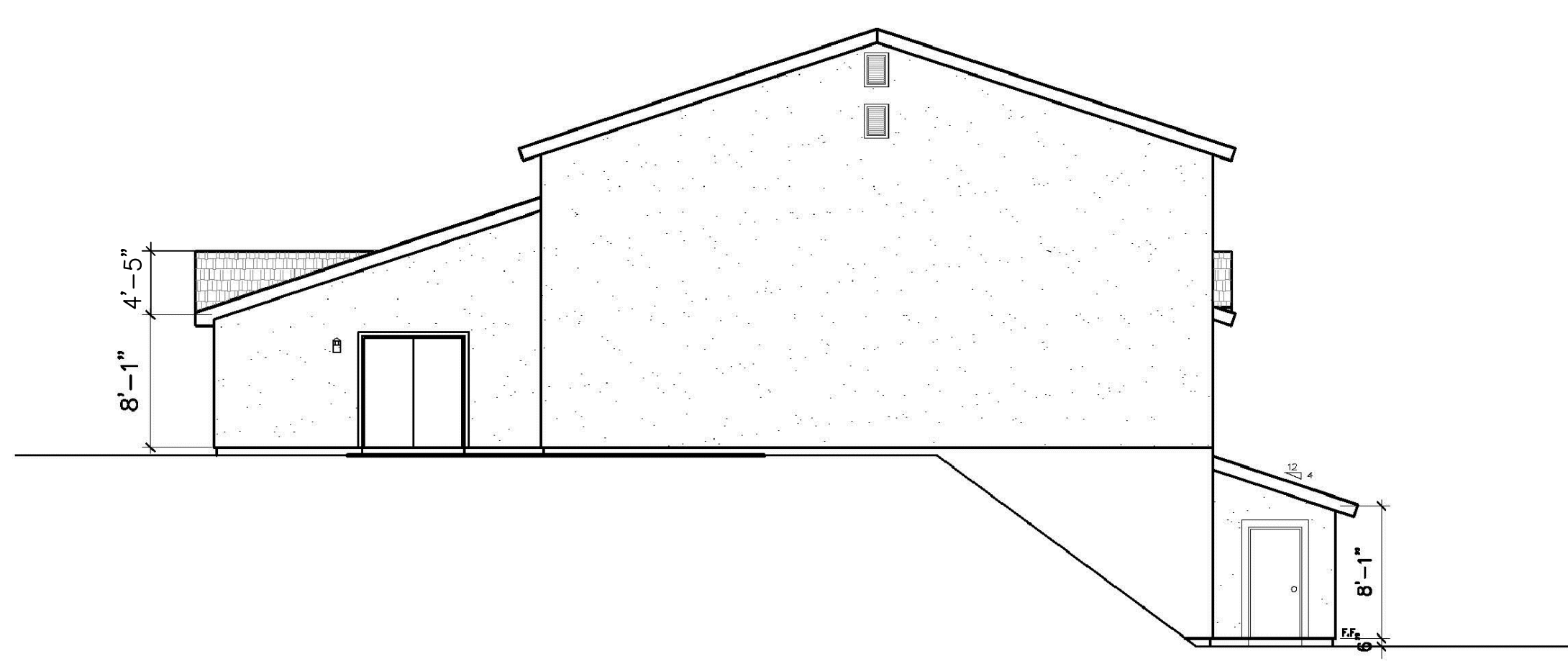
REVISIONS	BY:



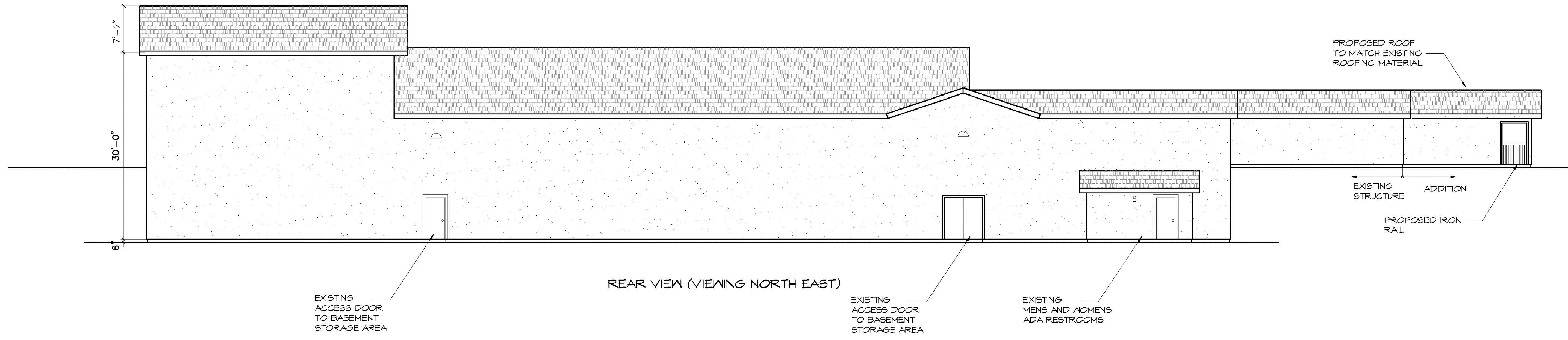
FRONT VIEW (VIEWING SOUTH WEST)



LEFT VIEW (VIEWING NORTH WEST)



RIGHT VIEW (VIEWING SOUTH EAST)



REAR VIEW (VIEWING NORTH EAST)

PREPARED BY:  
**LAKESHORE ENGINEERING**  
 26811 HOBE CIRCLE  
 MURRIETA, CA

EXISTING ELEVATIONS

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES COMMENCING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

**BELLA VISTA WINERY**  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592

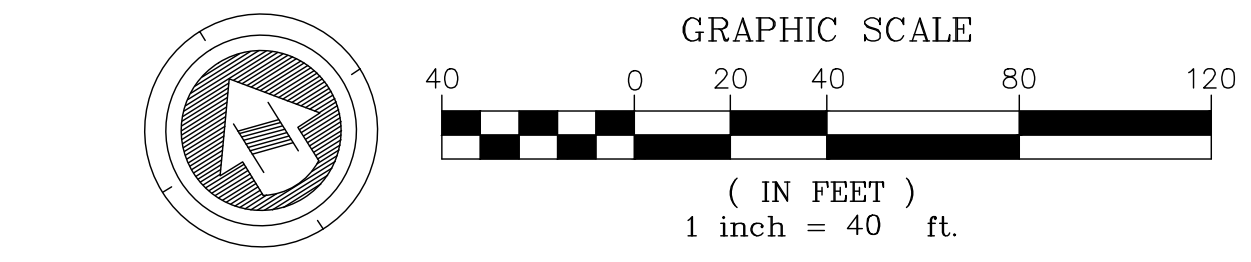
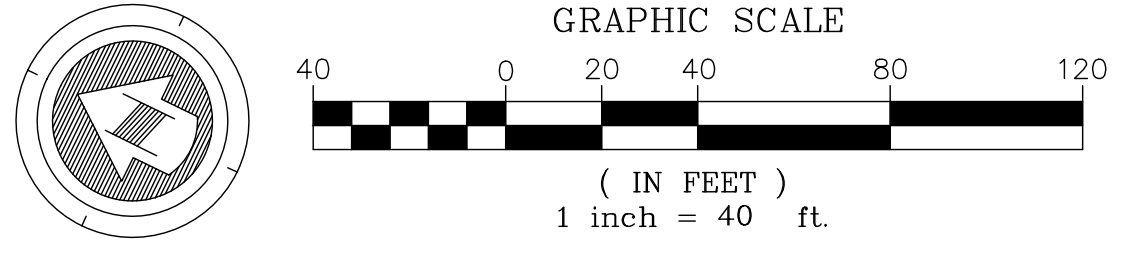
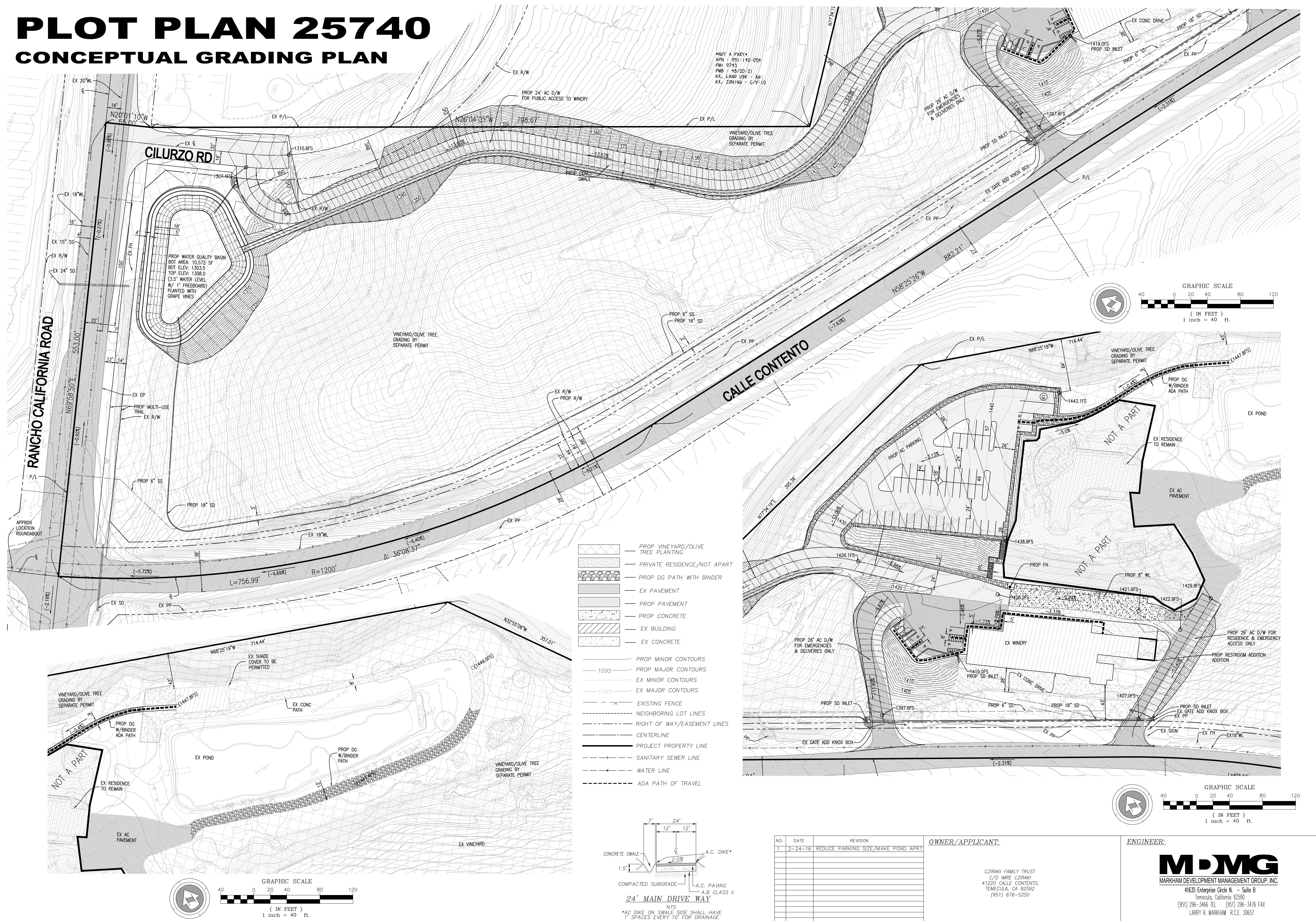
DRAWN BY:  
 CHECKED BY:  
 DATE:  
 MAR / 1 / 2013  
 SCALE  
 1" = 100'-0"  
 JOB NO.  
 13-01  
 SHEET NO.

**3**

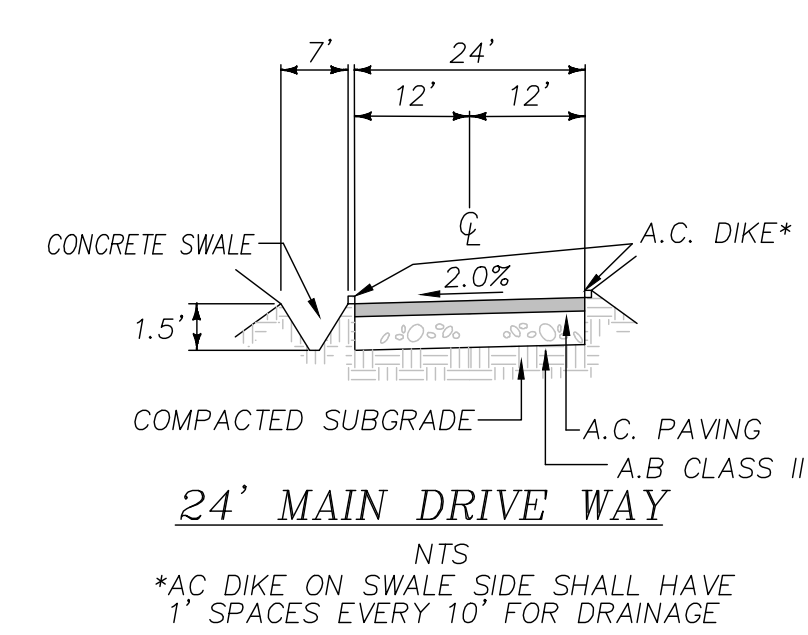


# PLOT PLAN 25740

## CONCEPTUAL GRADING PLAN



- PROP VINEYARD/OLIVE TREE PLANTING
- PRIVATE RESIDENCE/NOT APART
- PROP DG PATH WITH BINDER
- EX PAVEMENT
- PROP PAVEMENT
- PROP CONCRETE
- EX BUILDING
- EX CONCRETE
- PROP MINOR CONTOURS
- PROP MAJOR CONTOURS
- EX MINOR CONTOURS
- EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
- CENTERLINE
- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- ADA PATH OF TRAVEL



NO.	DATE	REVISION
1	2-24-16	REDUCE PARKING SIZE/MAKE POND APRT

OWNER/APPLICANT:

CZIRAKI FAMILY TRUST  
 C/O IMRE CZIRAKI  
 41220 CALLE CONTENTO,  
 TEMECULA, CA 92592  
 (951) 676-5250

ENGINEER:

**M-D-M-G**  
 MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.  
 41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 (951) 296-3466 TEL (951) 296-3476 FAX  
 LARRY R. MARKHAM R.C.E. 30657

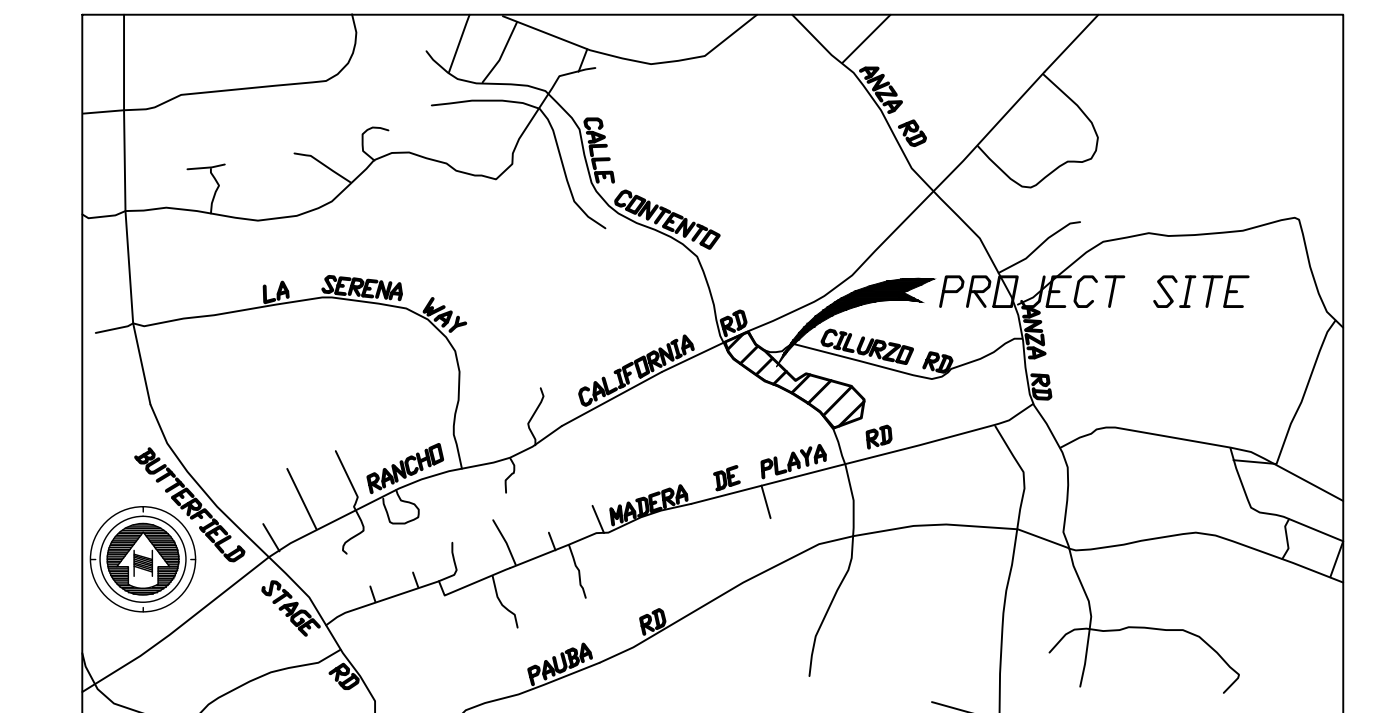


# BELLA VISTA WINERY PLOT PLAN 25740

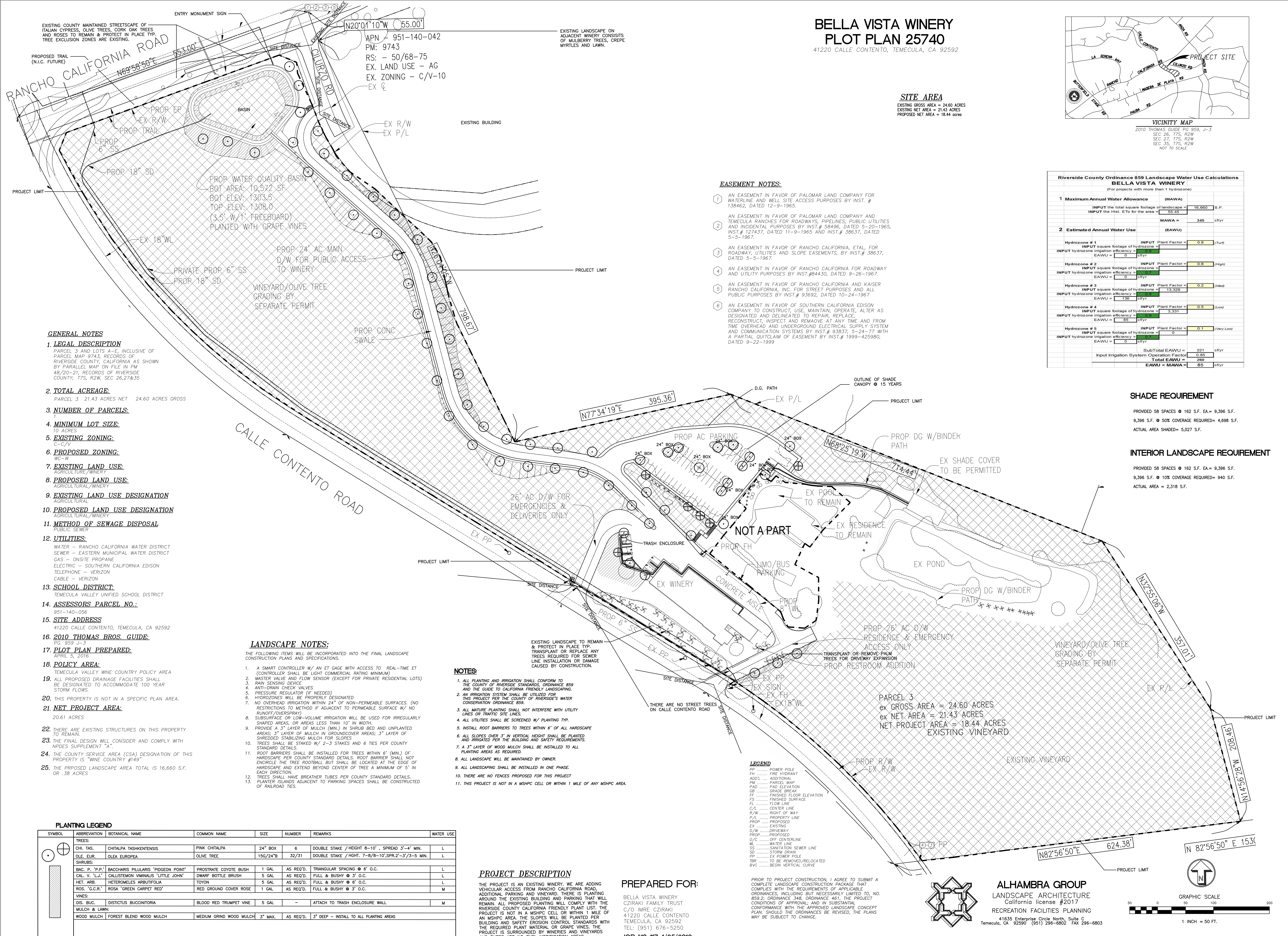
41220 CALLE CONTENTO, TEMECULA, CA 92592

## SITE AREA

EXISTING GROSS AREA = 24.60 ACRES  
EXISTING NET AREA = 21.43 ACRES  
PROPOSED NET AREA = 18.44 acres



VICINITY MAP  
2010 THOMAS GUIDE PG 959, J-3  
SEC 26, 17S, R2W  
SEC 27, 17S, R2W  
SEC 35, 17S, R2W  
NOT TO SCALE



- GENERAL NOTES**
- LEGAL DESCRIPTION**  
PARCEL 3 AND LOTS A-E, INCLUSIVE OF PARCEL MAP 9743, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN BY PARALLEL MAP ON FILE IN PM 48/20-21, RECORDS OF RIVERSIDE COUNTY, 17S, R2W, SEC 26, 27&35
  - TOTAL ACREAGE**  
PARCEL 3 21.43 ACRES NET 24.60 ACRES GROSS
  - NUMBER OF PARCELS**  
10 ACRES
  - MINIMUM LOT SIZE**  
10 ACRES
  - EXISTING ZONING**  
C-C/V
  - PROPOSED ZONING**  
WC-W
  - EXISTING LAND USE**  
AGRICULTURE, WINERY
  - PROPOSED LAND USE**  
AGRICULTURAL, WINERY
  - EXISTING LAND USE DESIGNATION**  
AGRICULTURAL
  - PROPOSED LAND USE DESIGNATION**  
PUBLIC SEWER
  - METHOD OF SEWAGE DISPOSAL**  
PUBLIC SEWER
  - UTILITIES**  
WATER - RANCHO CALIFORNIA WATER DISTRICT  
SEWER - EASTERN MUNICIPAL WATER DISTRICT  
GAS - ONSITE PROPANE  
ELECTRIC - SOUTHERN CALIFORNIA EDISON  
TELEPHONE - VERIZON  
CABLE - VERIZON
  - SCHOOL DISTRICT**  
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
  - ASSESSORS PARCEL NO.**  
951-140-056
  - SITE ADDRESS**  
41220 CALLE CONTENTO, TEMECULA, CA 92592
  - 2010 THOMAS BROS. GUIDE**  
PG. 959
  - PLOT PLAN PREPARED**  
APRIL 5, 2016
  - POLICY AREA**  
TEMECULA VALLEY WINE COUNTRY POLICY AREA
  - ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.**
  - THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.**
  - NET PROJECT AREA:**  
20.61 ACRES
  - THERE ARE EXISTING STRUCTURES ON THIS PROPERTY TO REMAIN.**
  - THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A".**
  - THE COUNTY SERVICE AREA (CSA) DESIGNATION OF THIS PROPERTY IS "WINE COUNTRY #149"**
  - THE PROPOSED LANDSCAPE AREA TOTAL IS 16,660 S.F. OR .38 ACRES**

- LANDSCAPE NOTES:**  
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.
- A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
  - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
  - RAIN SENSING DEVICE
  - ANTI-DRAIN CHECK VALVES
  - PRESSURE REGULATOR (IF NEEDED)
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES, (NO RUNOFF/OVERSPRAY)
  - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10' IN WIDTH.
  - PROVIDE A 3" LAYER OF MULCH (MIN.) IN SHRUB BED AND UNPLANTED AREAS; 3" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
  - TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS
  - ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS; ROOT BARRIER SHALL NOT ENVIORLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
  - TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
  - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL BE CONSTRUCTED OF RAILROAD TIES.

- NOTES:**
- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
  - AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.
  - ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
  - ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
  - INSTALL ROOT BARRIERS TO TREES WITHIN 6' OF ALL HARDSCAPE
  - ALL SLOPES OVER 3% IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
  - A 3" LAYER OF WOOD MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
  - ALL LANDSCAPE WILL BE MAINTAINED BY OWNER.
  - ALL LANDSCAPING SHALL BE INSTALLED IN ONE PHASE.
  - THERE ARE NO FENCES PROPOSED FOR THIS PROJECT
  - THIS PROJECT IS NOT IN A MSHPC CELL OR WITHIN 1 MILE OF ANY MSHPC AREA.

**PLANTING LEGEND**

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
<b>TREES:</b>							
CHI. TAS.	CHITALPA	TASHKENTENSIS	PINK CHITALPA	24" BOX	6	DOUBLE STAKE // HEIGHT 8'-10' , SPREAD 3'-4" MIN.	L
OLE. EUR.	OLEA	EUROPEA	OLIVE TREE	15G/24" B	32/31	DOUBLE STAKE // HIGHT, 7'-8/8'-10', SPR. 2'-3'/3'-5" MIN.	L
<b>SHRUBS:</b>							
BAC. P. "P.P."	BACCHARIS	PILLULARIS	"POISON POINT"	PROSTRATE COYOTE BUSH	1 GAL	AS REQ'D. TRIANGULAR SPACING @ 6' O.C.	L
CAL. V. "L.I."	CALLISTEMON	VIMINALIS	"LITTLE JOHN"	DWARF BOTTLE BRUSH	5 GAL	AS REQ'D. FULL & BUSHY @ 3' O.C.	L
HET. ARB.	HETEROMELES	ARBUTIFOLIA	TOYON	5 GAL	AS REQ'D. FULL & BUSHY @ 6' O.C.	L	
ROS. "G.C.R."	ROSA	"GREEN CARPET RED"	RED GROUND COVER ROSE	1 GAL	AS REQ'D. FULL & BUSHY @ 3' O.C.	M	
<b>VINES:</b>							
DIS. BUC.	DISTICTUS	BUCINTORIA	BLOOD RED TRUMPET VINE	5 GAL	-	ATTACH TO TRASH ENCLOSURE WALL	M
<b>MULCH &amp; LAWN:</b>							
WOOD MULCH	FOREST BLEND	WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

**PROJECT DESCRIPTION**  
THE PROJECT IS AN EXISTING WINERY. WE ARE ADDING VEHICULAR ACCESS FROM RANCHO CALIFORNIA ROAD, ADDITIONAL PARKING AND WINEYARD. THERE IS PLANTING AROUND THE EXISTING BUILDING AND PARKING THAT WILL REMAIN. ALL PROPOSED PLANTING WILL COMPLY WITH THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. THE PROJECT IS NOT IN A MSHPC CELL OR WITHIN 1 MILE OF AN MSHPC AREA. THE SLOPES WILL BE PLANTED PER BUILDING AND SAFETY EROSION CONTROL STANDARDS WITH THE REQUIRED PLANT MATERIAL OR GRAPE VINES. THE PROJECT IS SURROUNDED BY WINERIES AND WINEYARDS AND THERE ARE NO FUEL MODIFICATION AREAS.

**PREPARED FOR:**  
BELLA VISTA WINERY  
CZIRAKI FAMILY TRUST  
C/O IMRE CZIRAKI  
41220 CALLE CONTENTO  
TEMECULA, CA 92592  
TEL: (951) 676-5250  
JOB #13-117 4/25/2016

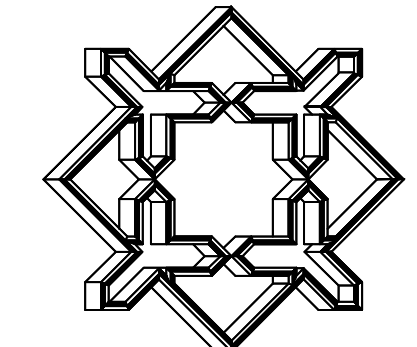
- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY FOR WATERLINE AND WELL SITE ACCESS PURPOSES BY INST. # 138462, DATED 12-9-1965.
  - AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY AND TEMECULA RANCHES FOR ROADWAYS, PIPELINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY INST. # 58496, DATED 5-20-1965, INST. # 127437, DATED 11-9-1965 AND INST. # 38637, DATED 5-5-1967.
  - AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA, ETAL, FOR ROADWAY, UTILITIES AND SLOPE EASEMENTS, BY INST. # 38637, DATED 5-5-1967.
  - AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA FOR ROADWAY AND UTILITY PURPOSES BY INST. # 93692, DATED 9-26-1967.
  - AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA AND KAISER RANCHO CALIFORNIA, INC. FOR STREET PURPOSES AND ALL PUBLIC PURPOSES BY INST. # 93692, DATED 10-24-1967
  - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER AS DESIGNATED AND DELINEATED TO REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS BY INST. # 93837, 5-24-77 WITH A PARTIAL QUITCLAIM OF EASEMENT BY INST. # 1999-425980, DATED 9-22-1999.

**Riverside County Ordinance 859 Landscape Water Use Calculations**  
**BELLA VISTA WINERY**  
(For projects with more than 1 hydrozone)

1 Maximum Annual Water Allowance (MAWA)	MAWA	MAWA
INPUT the total square footage of landscape =	16,660	S.F.
INPUT the Hist. Eto for the area =	55.45	
MAWA =	345	cf/yr
2 Estimated Annual Water Use (EAWU)	EAWU	EAWU
Hydrozone # 1	INPUT square footage of hydrozone =	0.0 (Tur)
INPUT hydrozone irrigation efficiency =	0	cf/yr
EAWU =	0	cf/yr
Hydrozone # 2	INPUT square footage of hydrozone =	0.0 (High)
INPUT hydrozone irrigation efficiency =	0	cf/yr
EAWU =	0	cf/yr
Hydrozone # 3	INPUT square footage of hydrozone =	0.2 (Med)
INPUT hydrozone irrigation efficiency =	0	cf/yr
EAWU =	13,920	cf/yr
Hydrozone # 4	INPUT square footage of hydrozone =	0.5 (Low)
INPUT hydrozone irrigation efficiency =	0	cf/yr
EAWU =	65	cf/yr
Hydrozone # 5	INPUT square footage of hydrozone =	0.1 (Very Low)
INPUT hydrozone irrigation efficiency =	0	cf/yr
EAWU =	0	cf/yr
SubTotal EAWU =	221	cf/yr
Input Irrigation System Operation Factor =	0.85	
Total EAWU =	260	cf/yr
EAWU = MAWA =	65	cf/yr

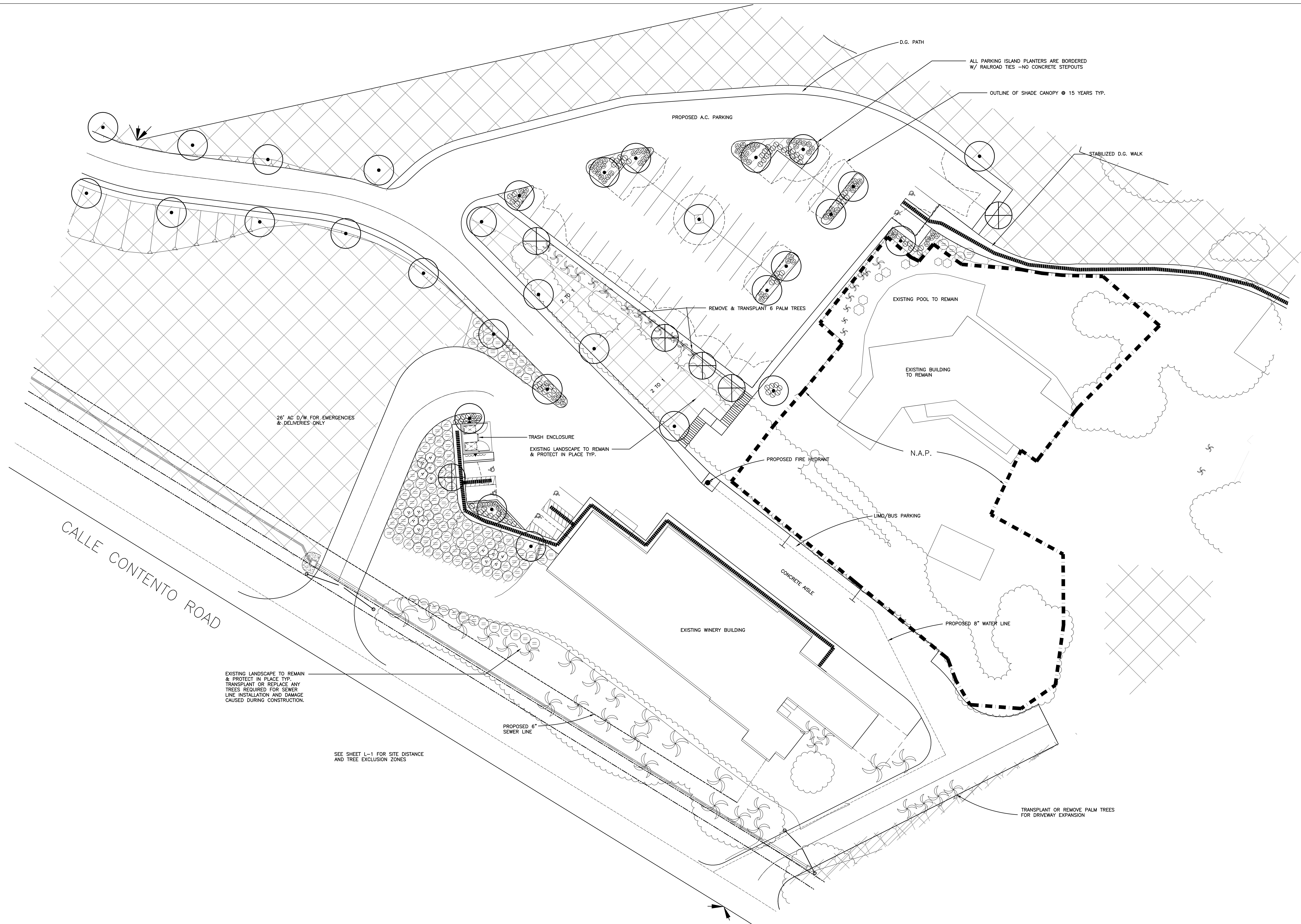
**SHADE REQUIREMENT**  
PROVIDED 58 SPACES @ 162 S.F. EA = 9,396 S.F.  
9,396 S.F. @ 50% COVERAGE REQUIRED= 4,698 S.F.  
ACTUAL AREA SHADED= 5,027 S.F.

**INTERIOR LANDSCAPE REQUIREMENT**  
PROVIDED 58 SPACES @ 162 S.F. EA = 9,396 S.F.  
9,396 S.F. @ 10% COVERAGE REQUIRED= 940 S.F.  
ACTUAL AREA = 2,318 S.F.



**ALHAMBRA GROUP**  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
41635 Enterprise Circle North, Suite C  
Temecula, CA 92590 (951) 296-6802 FAX 296-6803





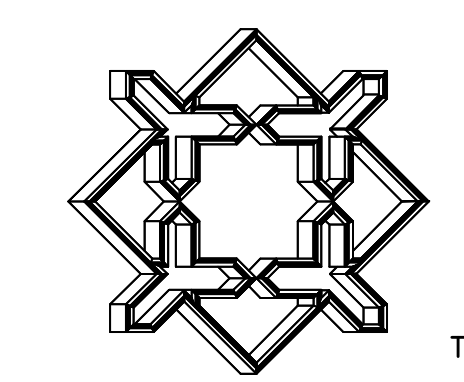
**PLANTING LEGEND**

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
<b>TREES:</b>							
⊕	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK CHITALPA	24" BOX	6	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
⊙	OLE. EUR.	OLEA EUROPEA	OLIVE TREE	24" BOX	31	DOUBLE STAKE / HEIGHT 8-10', SPREAD 2'-3' MIN.	L
<b>SHRUBS:</b>							
⊖	BAC. P. 'P.P.'	BACCHARIS PILLULARIS 'PIGDEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	125	TRIANGULAR SPACING @ 6' O.C.	L
⊙	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	87	FULL & BUSHY @ 3' O.C.	L
⊙	HET. ARB.	METEROMELES ARBUTIFOLIA	TOYON	5 GAL	15	FULL & BUSHY @ 6' O.C.	L
⊙	ROS. 'G.C.R.'	ROSA 'GREEN CARPET RED'	RED GROUND COVER ROSE	1 GAL	83	FULL & BUSHY @ 3' O.C.	M
<b>VINES:</b>							
—	DIS. BUC.	DISTICTUS BUCCINTORIA	BLOOD RED TRUMPET VINE	5 GAL	2	ATTACH TO TRASH ENCLOSURE WALL AS SHOWN	M
<b>MULCH &amp; LAWN:</b>							
NOT SHOWN	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

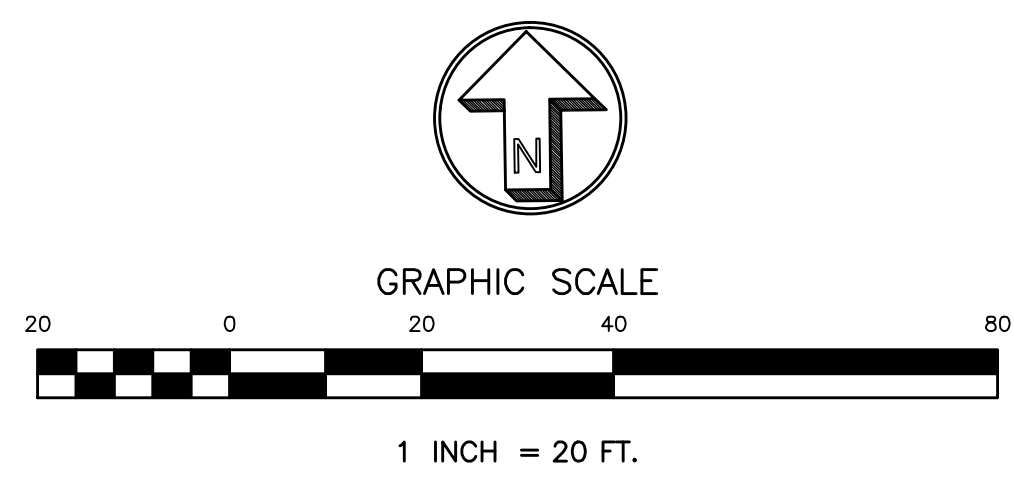
# BELLA VISTA WINERY PLOT PLAN 25740

41220 CALLE CONTENTO, TEMECULA, CA 92592

PREPARED FOR:  
 BELLA VISTA WINERY  
 CZIRAKI FAMILY TRUST  
 C/O IMRE CZIRAKI  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592  
 TEL: (951) 676-5250  
 JOB #13-117 4/25/2016



**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 California license #2017  
 RECREATION FACILITIES PLANNING  
 41635 Enterprise Circle North, Suite C  
 Temecula, CA 92590 (951) 296-6802 FAX 296-6803





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA No. 42766  
**Project Case Type (s) and Number(s):** Plot Plan No. 25740 and Change of Zone No. 7864  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Phayvanh Nanthavongdouangsy, Principal Planner  
**Telephone Number:** 951.955.6573  
**Applicant's Name:** Bella Vista Winery of Temecula  
**Applicant's Address:** 41220 Calle Contento Temecula CA 92592

### I. PROJECT INFORMATION

#### A. Project Description:

The Project consists of Change of Zone No. 7864 (CZ No. 7864) and Plot Plan No. 25740 (herein, identified as "PP No. 25740").

#### Change of Zone No. 7864 (CZ No. 7864)

Temecula Valley Wine Country is located east of the City of Temecula, west of Vail Lake, north of the San Diego County border and south of Lake Skinner. This region of Riverside County encompasses one of the most important agricultural lands in the County that includes existing agricultural uses, wineries, equestrian facilities, and estate residential lots. To ensure that these uses may continue to prosper in a harmonious manner, the Board of Supervisors approved the Temecula Valley Wine Country Community Plan on March 11, 2014. The Community Plan included the following four components:

- 1) General Plan Amendment (GPA No. 1077) to establish the Temecula Valley Wine Country Policy Area;
- 2) Zone Ordinance No. 348.4729 to create four new zone classifications to implement the Policy Area's policies;
- 3) Temecula Valley Wine Country Design Guidelines; and,
- 4) Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.

The potential environmental impacts associated with the Community Plan implementation were analyzed and disclosed in the Project's Program Environmental Impact Report "Environmental Impact Report No. 524 (EIR No. 524)". The Board of Supervisors ("the Board") certified the EIR No. 524 on March 11, 2014. The Board certified the EIR No. 524 with a mitigation monitoring program and an overriding consideration for cumulative impacts regarding Air Quality, Agricultural Resources, Greenhouse Gas Emissions, Noise, Traffic, Fire Protection Services and Library services. Subsequent amendments were made to the Wine Country Zones were approved by the Board on December 15, 2015 through Ordinance No. 348.4818 to improve the Community Plan's implementation and considered an addendum to EIR No. 524

The Project site is approximately 24.6 gross acres and is located along Rancho California Road within the Temecula Valley Wine Country Policy Area-Winery District at 41220 Calle Contento Temecula CA 92592 (Figure 1). The proposed Plot Plan No. 25740 is a project under CEQA and will need a discretionary approval, thus per EIR No. 524 Mitigation Measure No. LU-1, this Project will need a change of zone to an implementing Wine Country Zone.

The Change of Zone No. 7864 (CZ No. 7864) will change the existing zone classification for a winery site from Commercial Citrus/Vineyard (C-C/V) Zone to Wine Country-Winery (WC-W) Zone. The WC-W Zone is consistent with the Temecula Valley Wine Country - Winery District. The Project site consists of parcels 951-140-056.

Plot Plan No. 25740 (PP No. 25740)

This winery is known as Bella Vista Winery. According to the winery's website, <http://bellavistawinery.com>, the Project site is home to the first commercial vineyard in this region; planted in 1968. The winery started its operations in 1978. This winery was identified in EIR No. 524 Exhibit 3.0-6 as an existing winery located in the Temecula Valley Wine Country Policy Area. Staff researched existing entitlement for this parcel and concluded that Project site does not have an entitlement for a winery operation at this site.

The wineries inventoried in EIR No. 524 Exhibit 3.0-6 included existing wineries that were in operation; as well as, approved entitlements for future wineries that were yet to be constructed as of July 7, 2011 to establish the existing conditions for environmental analysis. The existing wineries were categorized as a small, medium or large winery depending on the amenities offered onsite. Small winery operations typically have vineyards and tasting rooms, whereas medium wineries have vineyards, tasting rooms, and a combination of one or two additional ancillary uses such as restaurants, special occasion facilities, or lodging facilities. Large-size wineries typically include vineyards, tasting rooms, and resort-type uses (such as lodging, special occasion facilities, restaurants, spas, etc.) EIR No. 524 categorized Bella Vista Winery as a small winery because it only includes a wine tasting room, wine production, and vineyards.

Under the Wine Country -Winery (WC-W) Zone, Bella Vista Winery will be classified as a Class II Winery. PP No. 25740 does not propose any additional uses to what was assumed to occur on the Project site as inventoried for EIR No. 524. PP No. 25740 will add a 534 SF restroom facility to an existing 13,012 SF building, pave a driveway entrance off of Cilurzo Road from Rancho California Road, and pave the parking lot to improve internal circulation and provide 61 parking spaces.

Overall the Project, Change of Zone No. 7864 and Plot Plan No. 25740, proposes to permit an existing winery that is shown on Exhibit 3.0-6 as Bella Vista Winery as a Class II Winery under the WC-W Zone. The Class II Winery facility will include a wine tasting room, winery office, wine production area, retail area, restroom, storage, and 61 parking spaces with six parking spaces that are ADA accessible. The entire building will be approximately 13,546 square feet. The site also includes an existing outdoor pond where visitors may walk around or picnic near. The main access to the winery site will be off of Cilurzo Road from Rancho California Road. The existing access from Calle Contento will be gated and used only for delivery, emergency, and residential access.

Per WC-W Zone, the minimum gross acres for a Class II Winery is 10 gross acres. The Project site meets the minimum gross acres for a Class II Winery. The Project site is approximately 24.6 gross acres the net project area is 20.61 acres. Per the winery development standards of the WC-W Zone, 75% of the net project area shall be planted in vineyards. This amounts to approximately 15.46 acres of vineyards. The project site set aside approximately 15.80 acres of vineyards.

The Project implements the objectives of the Community Plan to preserve and enhance the Wine Country region's viticulture potential. The Project is consistent with the policies and development



standards for a Class II Winery outlined in the Community Plan as analyzed in EIR No. 524 and the addendum to EIR No. 524.

*Existing Conditions:*

Bella Vista Winery is operating a winery facility out of converted barn that is approximately 13,012 square feet; it includes a production facility, wine tasting area, storage area, and office space. There is an unpaved parking area and outdoor pond that is associated with the winery. The site includes a one-family residential dwelling that is not a part of the Project area.

Reference Figure 1, *Plot Plan No. 25740 Vicinity Map*

**Figure 1, Vicinity Map**

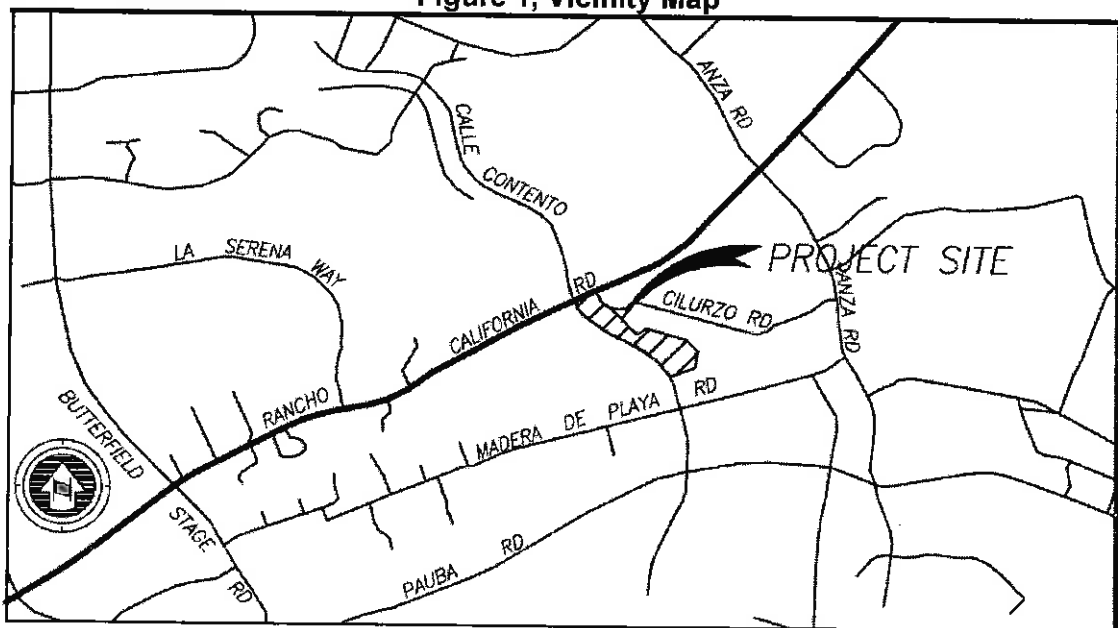
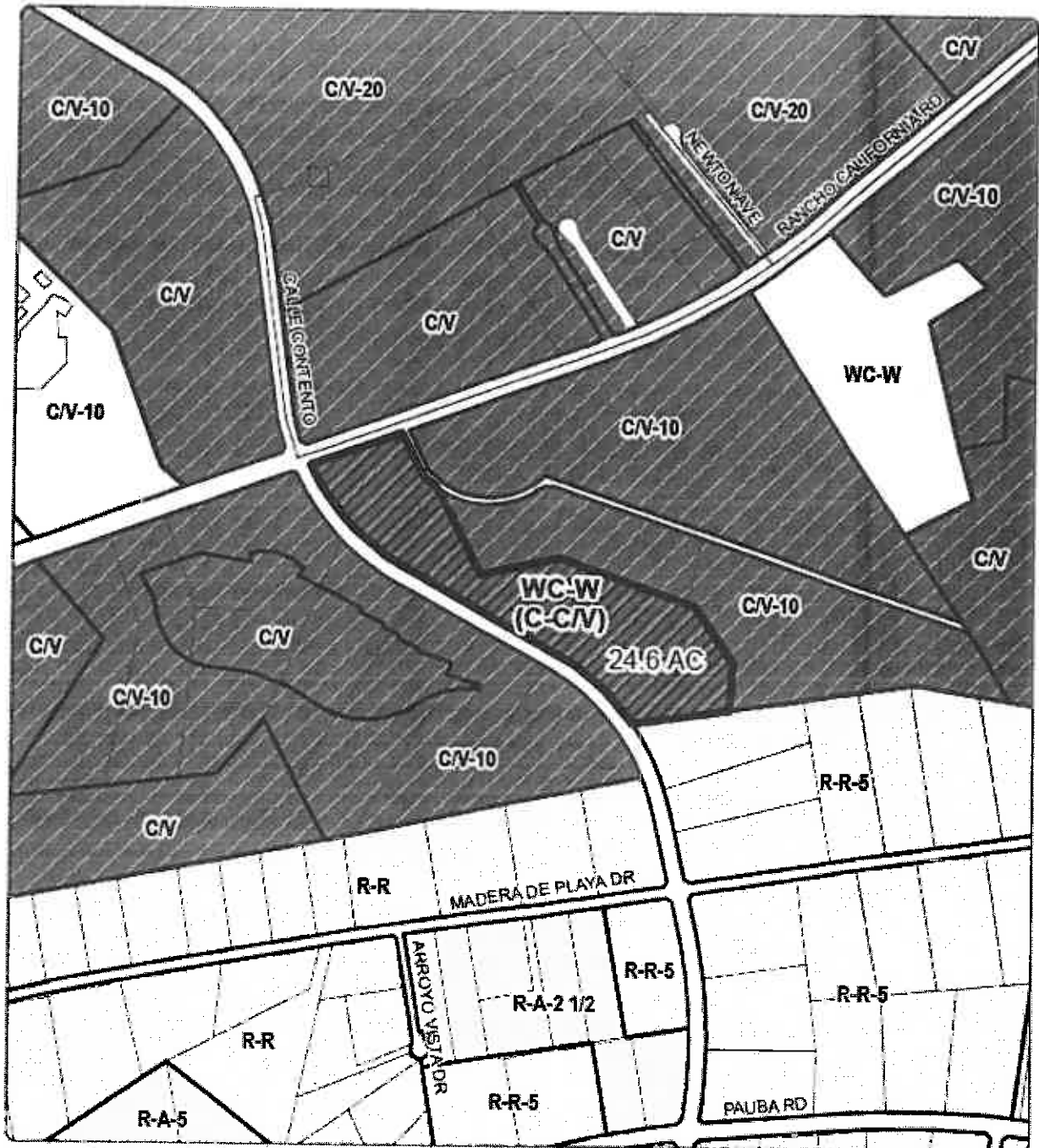


Figure 2, Change of Zone No. 7864



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: The City of Rancho California is not responsible for the accuracy of the information shown on this map. The City of Rancho California is not responsible for the accuracy of the information shown on this map. The City of Rancho California is not responsible for the accuracy of the information shown on this map. The City of Rancho California is not responsible for the accuracy of the information shown on this map.

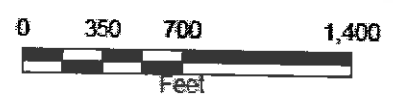




Figure 3, Plot Plan No. 25740 Site Plan

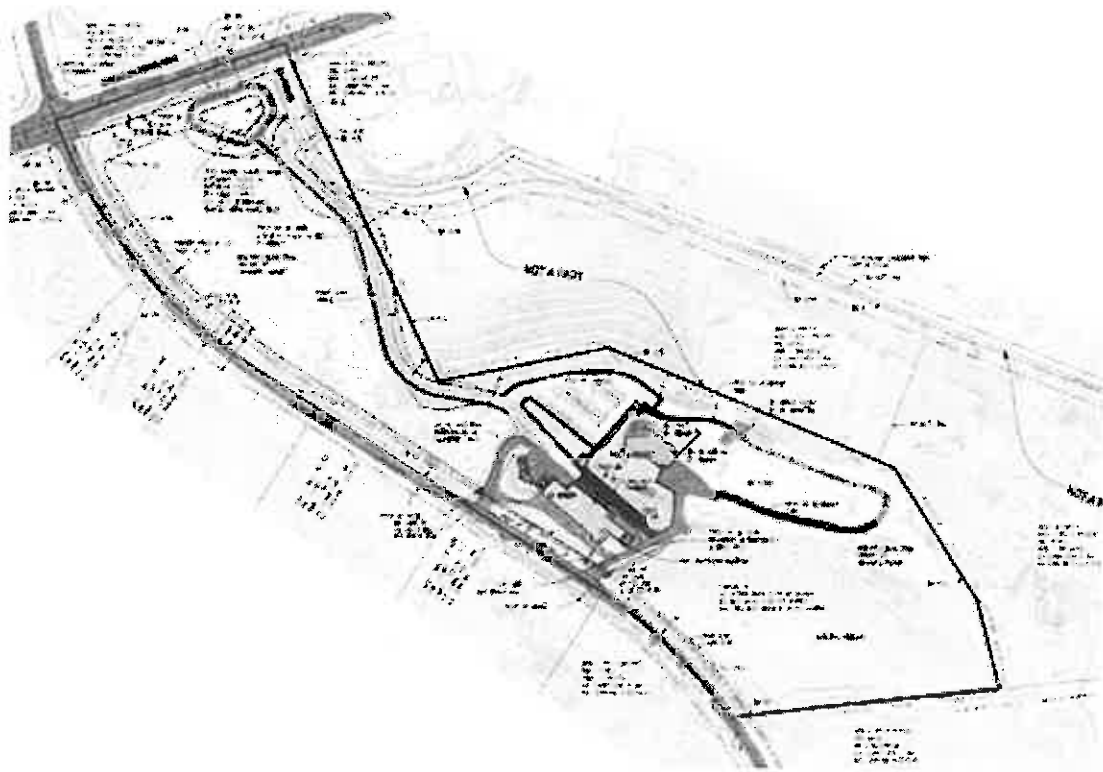


Figure 3a, Plot Plan No. 25740 Floor Plans

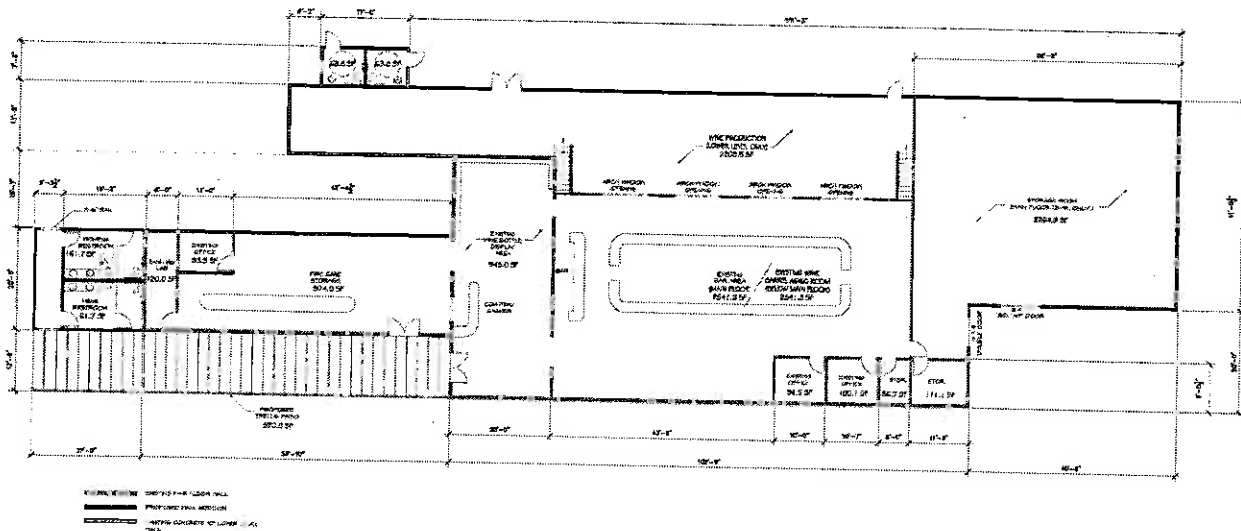
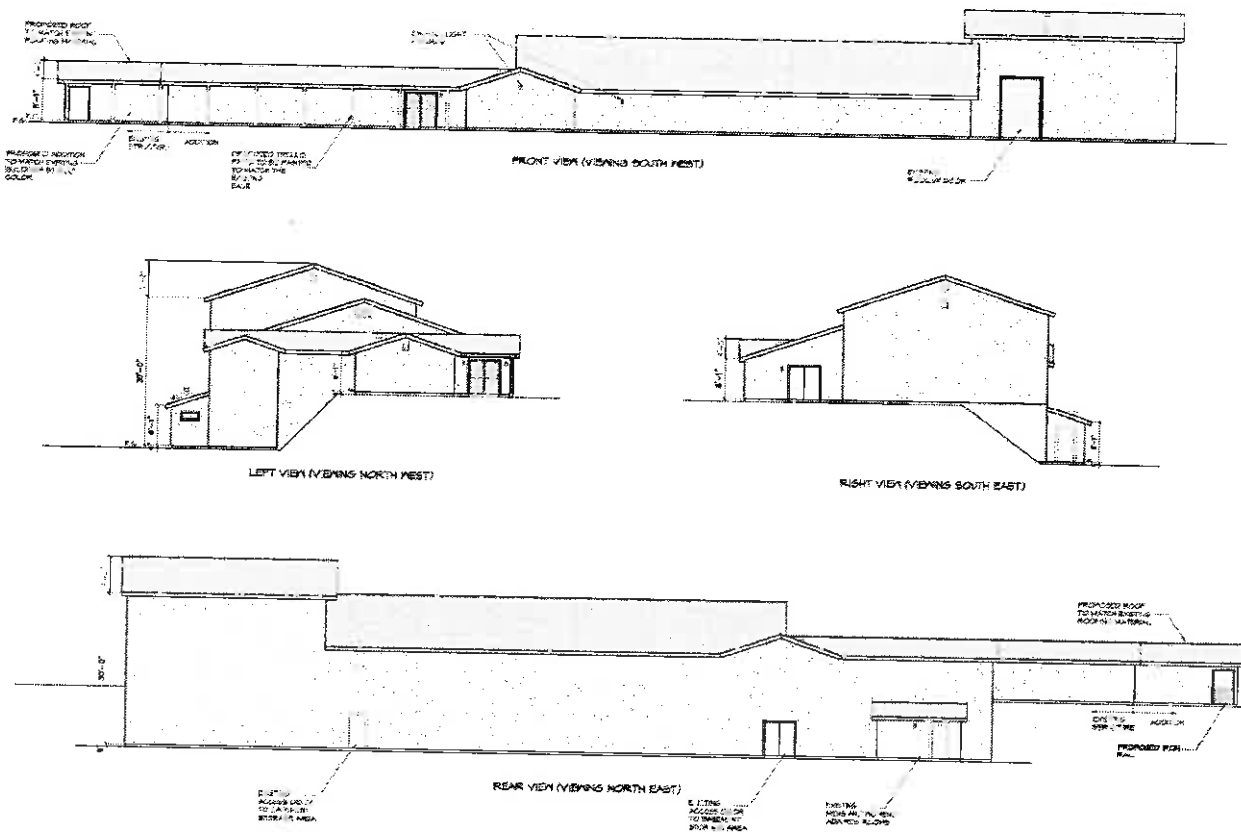


Figure 3b, Plot Plan No. 25740 Elevation



### Sewer and Water Facilities

The proposed Project will tie into existing water Rancho California Water District (RCWD) facilities. Wastewater treatment will be handled by recently installed Eastern Municipal Water District (EMWD) facilities.

### Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Eastern Municipal Water District
- Cable: Verizon
- Gas: Onsite Propane
- Telephone: Verizon

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

B. **Total Project Area:** 24.6 (gross)/20.61 (net project area) acres

Residential Acres: 0

Lots: 0

Units: 0

Projected No. of Residents: 0

Commercial Acres: 2.47 commercial acres      Lots: 1  
Sq. Ft. of Bldg. Area: 13,546 SF Building Area (additional 534 SF to the existing building)  
Est. No. of Employees: 6  
Open Space Acres: N/A      Open Space – Recreation Acres: N/A  
Open Space – Conservation Acres: N/A      Public Facilities Acres (K-8 School): N/A  
Major Circulation Acres: N/A      Industrial Acres: N/A  
Other: Agricultural – 15.8 acres for vineyard planting

**C. Assessor's Parcel No(s):** 951-140-056

**D. Street References:** Southeast of the Rancho California Road and Calle Contento intersection, 41220 Calle Contento, Temecula CA 92592

**E. Section, Township & Range Description:**

Township 7 South, Range 2 West, Sections 26, 27, and 35

**F. Brief description of the existing environmental setting of the project site and its surroundings:**

The Project site contains an existing winery – Bella Vista Winery, vineyards, outdoor pond, and a one-family dwelling unit. The remainder of the site is disturbed with parking, native vegetation, and landscaping. The site elevations range from 1,305 feet above sea level along Rancho California Road to 1,419 feet above sea level at the Project's winery site, 1453 near resident and pond area, and 1440 through the vineyard area. The Project site is surrounded by the existing Maurice Car'rie Vineyard and Winery to the east, vineyards to the north and west, and single family residential units to the south.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan. The Project promotes development and preservation of unique communities (LU 3.3), is in accordance with the General Plan and Area Plans (LU 7.1), maintains and enhances the County's fiscal viability, economic diversity and environmental integrity (LU 8.1), includes new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery Zone (SWAP 1.9) and is in conjunction with an existing winery (SWAP 1.11).
- 2. Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the Southwest Area Plan. The Project is located adjacent to Rancho California Road. Adequate circulation facilities exist and will serve the proposed Project (SWAP Figure 7). The Project site has provided the necessary road rights-of-way (C 3.16). Per the Temecula Valley Design Guidelines, the trails that occur on the Project site shall be considered within the Rancho California Road right-of-way, the Project is conditioned to keep the right-of-way clear of obstruction (C 16.6).
- 3. Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Elements of the General Plan and the Southwest Area Plan. The Project is contained in the existing development envelope and will not disturb sensitive habitats or species. The Project site's existing landscape plan is in compliance with Ordinance 859 (OS 2.3).



4. **Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The existing building and its extension will be conditioned to be in compliance with the California Building Code requirements for occupancy (S 3.3, S 5.1).
5. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan and the Southwest Area Plan. The Project is designed in a manner that minimizes noise resulting from the operation of the Project. The closest residential dwelling unit is located 723 feet south of the edge of the existing winery building. There are no outdoor special occasion facilities proposed with the project and no outdoor amplified sounds are proposed. All wine club activities will occur indoors. There are no new uses that will increase the noise level emitting from the project site. Noise levels during construction and grading shall comply with Ordinance No. 847 Regulating Noise in Riverside County. (N 1.1, N 1.4, N 1.6).
6. **Air Quality:** The Project is consistent with the policies of the Air Quality Element of the General Plan. The Project would not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) air quality plan (AQ 1.4), would not significantly expose sensitive receptors to air pollution (AQ 2.2), and would not result in a cumulatively considerable net increase of a criteria pollutant (AQ 4.6, AQ 4.7).
7. **Housing:** The Project does not impact housing. The area's Community Plan, policy area, and zoning ordinance is planned for both residential and commercial uses. Expansion of the commercial use will support the region's economy and provide job opportunities closer to homes.
8. **Healthy Communities:** The Project is consistent with the policies of the Healthy Communities Element. The Project preserves rural open space areas and scenic resources of Wine Country and is appropriate for this Community (HC 4.1). 76% of the net winery site will remain planted in vineyards, and the proposed expansion will be adjacent to existing development. Per the Temecula Valley Design Guidelines, the trails that occur on the Project site shall be considered within the Rancho California Road right-of-way (HC 6.4).

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

The Project is located within the Southwest Area Plan (SWAP).

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

Agriculture.

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

Agriculture (AG).

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

N/A

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

Temecula Valley Wine Country Policy Area – Winery District

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** SWAP
2. **Foundation Component(s):** Agriculture to the north, south, east, and west.
3. **Land Use Designation(s):** Agriculture to the north, south, east, and west.
4. **Overlay(s), if any:** N/A
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:** Commercial Citrus/Vineyard (C-CV) Zone

**J. Proposed Zoning, if any:** Wine Country – Winery (WC-W) Zone.

**K. Adjacent and Surrounding Zoning:**

- North: Citrus/Vineyard (CV) Zone  
South: Rural Residential – 5 acre min. (R-R-5) Zone  
East: Citrus/Vineyard-10 acre min. (CV-10) Zone  
West: CV, CV-10

**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 page.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics               | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture 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 type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Other                              |
| <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Other                              |
| <input checked="" type="checkbox"/> Geology/Soils            | <input type="checkbox"/> Population/Housing                       | <input 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 find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

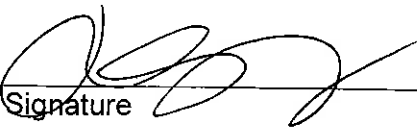
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

8.30.16  
Date

Phayvanh Nanthavongdouangsy, Planner  
Printed Name

For Steve Weiss, AICP, Planning Director



## **V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure C-8, *Scenic Highways*, Site Visit, and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

a) The Project site is located within the Southwest Area Plan (SWAP) boundary. According to the General Plan Figure C-8, *Scenic Highways*, there are three (3) highways that have been nominated for Scenic Highway status within the SWAP:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway.

The Project site is not located adjacent to any of the identified scenic highways in the SWAP; therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located.

EIR No. 524 determined that there would be aesthetic impacts to SR-79 with the implementation of the Community Plan. EIR No. 524 Mitigation Measure AES-1 requires the County to work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date.

Implementation of this mitigation measure as a condition of approval for this Project is not necessary because the Project site is not located along SR-79.

Therefore, there are no impacts to scenic highway corridor and no mitigation measures are required.

b) The Project site is located in an unincorporated area of Riverside County. The proposed Project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The Project site is mostly vineyards with an existing winery and one-family dwelling unit. Approximately 76% of the proposed winery site is currently and will remain planted in vineyards. The proposed Project will permit a winery that is currently operating out of an existing building. The building does not exceed the maximum height limitation of the WC-W Zone. The two-story building is approximately 37' which is below the 40' maximum height standard for buildings. The Project main entrance is from Rancho California Road off of Cilurzo Road, from which the building is set back more

than 300 feet from Rancho California Road. The Project has two side entrances from Calle Contento that are only accessible for emergencies, deliverables and residential use. The existing building was built in the late 70's and due to the site characteristics (i.e. location of existing residence and topography), the building cannot be moved to meet the setback of 100 feet along Calle Contento. The building will remain at its current location, 50' from the proposed Calle Contento ROW. The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view. Further, the Project will not include structural features that are anticipated to negatively impact any surrounding views of the Santa Rosa, Santa Margarita, Agua Tibia, or Black Hills Mountains.

The certified EIR No. 524 concluded that potential visual impacts from construction and implementation of projects within the Temecula Valley Wine Country Policy Area could occur. EIR No. 524 included Mitigation Measure MM AES-2 to mitigate the potential visual impacts of implementing projects. However, since the Project site's existing signage complies with Article XIX of Ordinance No. 348 and no additional signage are proposed, MM AES-2 requiring a signage plan for implementing projects would not apply to this Project. Any signage that is not consistent with Ordinance No. 348 are be prohibited. Additional signage may shall not be included unless approved by the the Planning Department pursuant to Ordinance No. 348 per (COA 10. PLANNING. 29).

Implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant. No additional mitigation is required.

In review of the Project, in light of the program EIR, the project does not present an incremental environmental impact greater then what was considered to EIR No. 524 to Scenic Resources. EIR No. 524 concluded that The Project would not have an effect that were not examined in the program EIR

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: SWAP Figure 6, *Mt. Palomar Night Time Lighting Policy Area*, Ord. No. 655 (Regulating Light Pollution), and Riverside County GIS Database – Map My County Web Application

Findings of Fact:

- a) According to the *Map My County* parcel report, the Project site is located 16.2 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area



that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions.

Since the Project site is within the Special Lighting Area that surrounds the Mt. Palomar Observatory, all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. The Project's Condition of Approval (COA) 10. PLANNING. 27 requires compliance with Ordinance No. 655. This is a typical standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Onsite Inspection, Project Application Description, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar Nighttime Lighting Policy*, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

- a) The proposed Project will introduce new sources of light which includes parking lot lighting. The Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

The EIR No. 524 found that the Plan implementation would increase the effects of light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts will not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County's existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by implementation of EIR No. 524 MM AES-3.

EIR No. 524 MM AES-3 requires a lighting plan for all implementing projects. The Project's COA 80. PLANNING. 18 requires that "all parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Riverside County Ordinance No. 915 and the Riverside County Comprehensive General Plan."

With the condition stated above, potential impacts that would adversely affect day or nighttime views in this area will be less than significant. No additional mitigation is required.

- b) The nearest residential property is located 723 feet south of the Project site. As mentioned above, the project has been conditioned to comply with County Ordinance No. 915 which will ensure that potential impacts to the surrounding uses will remain less than significant. No additional mitigation is required.

Mitigation: COA 80. PLANNING. 18

Monitoring: Building and Safety

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

Source: Riverside County General Plan Figure OS-2, *Agricultural Resources*, Riverside County GIS Database – Map My County Web Application, Project Application Materials, and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report, Riverside County Ordinance No. 509 Relating to Agricultural Preserves

Findings of Fact:

- a) According to "Map My County", the Project site includes Unique Farmland and Farmland of Statewide Importance. The Project is to add a restroom facility to an existing winery, improvement

to the parking lot and paved entrance way from Rancho California. The existing winery is considered a use that is compatible with agriculture operations. Approximately 76% of the proposed Project site will be planted in vineyards and will remain in active agricultural production. A Class II Winery with wine production, wine tasting and incidental retail area within the tasting area is considered uses that supports agricultural operations, additionally, the majority of the Project site (76%) will remain maintained for agricultural uses. Therefore, as discussed within EIR No. 524, the Project as designed ensures that the overall site continues to be maintained for agricultural production and helps preserve the existing farmland on a long-term basis.

Therefore, the impact is considered less than significant. No additional mitigation is required.

- b) The proposed Project site is not subject to a Williamson Act contract; however, it is within a Riverside County Agriculture Preserve. The proposed use is a compatible use in accordance with the Uniform Rules for Agricultural Preserves of Riverside County Ordinance No. 509. The winery will be used to produce an agricultural commodity for commercial purposes and is considered a use that is compatible with agricultural preserves; therefore, EIR No. 524 AG-1 that required cancellation of a land conservation contract and diminishment of an agricultural preserve does not apply to this Project. No impacts are anticipated. No additional mitigation is required.

As stated above, approximately 76% of the Class II Winery site will be planted as vineyards. This will be a benefit and will maintain farmland in the inventory of farmland in the area on a long-term basis. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agriculture Preserve. Any impacts are considered to be less than significant. No additional mitigation is required.

- c) The proposed Project would maintain the primarily agricultural use of the winery and production of wine. The Project meets the minimum planting requirement of the WC-W Zone for a Class II Winery. The commercial uses, such as retail space in the tasting room is determined to be secondary and incidental to the agricultural production occurring within the site, and is intended to help sell the agricultural commodity produced onsite and will help maintain the overall use of the site for agricultural uses. The Project is consistent with the development standards of the Wine Country – Winery Zone, which was established to preserve the distinctive character of the area, and to protect against the location of uses that are incompatible with agricultural uses. As a result, the Project would not create a significant impact as it relates to development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.
- d) The Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<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 122220(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?

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

**Sources:** Riverside County General Plan Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, and Project Application Materials.

**Findings of Fact:**

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required.
- b) The proposed Project and the surrounding area would not be characterized as "forest lands". The Project site includes a winery development with supporting commercial uses and vineyards. The Project site is also surrounded by existing wineries with similar uses along Rancho California Road. Therefore, the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest land. No impacts will occur. No mitigation is required.
- c) As discussed above, the Project site and the surrounding area would not be characterized as "forest land". Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, 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 impacts will occur. No mitigation will be required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation monitoring 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Onsite Inspection, Project Application Materials, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524), EIR No. 524 Mitigation Monitoring Report; SCAQMD CEQA Air Quality Assessment dated October 2013

Findings of Fact:

a) As shown in Exhibit 3.0-6 of EIR No. 524, Bella Vista Winery is identified as an existing winery to establish the existing conditions for environmental analysis of implementation of the Wine Country Community Plan.

The Wine Country Community Plan - Temecula Valley Wine Country Policy Area is located within the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). According to EIR No. 524, the Community Plan is considered to be consistent with the 2007 Air Quality Management Plan (AQMP) that was prepared to accommodate growth, to reduce the high levels of pollutants within areas under the jurisdiction of SCAQMD. The 2007 AQMP relies on assumptions and data regarding County of Riverside growth consistent with the applicable zoning under the existing General Plan. The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by SCAG.

Projects that are consistent with the employment and population projections identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) prepared by SCAG are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP. SCAG's Regional Comprehensive Plan (RCP) and Guide provide growth forecasts that are used in the development of air quality-related land use and transportation control strategies. The RCP provided control strategies introduce enforceable measures by which area wide reductions in annual vehicle miles traveled can be achieved. The reduction in vehicle miles traveled correlates with a reduction in emissions of criteria pollutants.

The goals outlined in the SWAP are as follows: increase viticulture, protect rural lifestyle and equestrian activities, provide commercial tourist activities, and growth is consistent with land use and will provide appropriate levels of public facilities, services, and infrastructure. The Class II Winery will continue to support agriculture and tourist related jobs in this region. The development allowed under the Project, is consistent with the General Plan policies and Wine Country – Winery Zone that was analyzed in EIR No. 524. Therefore, it can be concluded that the Project would be consistent with the projections in the AQMP and RCP. Based on the discussion above, implementation of the Project and proposed zoning changes would result in no significant impact related to implementation of the applicable air quality plans.

EIR No. 524 found that implementation of the Community Plan will increase the overall Vehicle Miles Traveled (VMT) for this region, thus the following EIR No. 524 Mitigation Measures (MM) applies to this project to reduce VMT and the resultant air emissions, as well as furthering compliance with applicable air quality management and attainment plans:

EIR No. 524 Mitigation Measure (MM) AQ-1: The County shall require new commercial and industrial implementing projects to develop a trip reduction program.

The Project is not a new commercial use under the Community Plan. Therefore, this mitigation would not apply to the Project.

EIR No. 524 MM AQ-2: The County shall condition all implementing projects to implement policy 18.1 in the Southwest Area Plan, which implements the Trails and Bikeway systems.

As noted Condition of Approval 10. PARKS. 1, there are two road trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The road right-of-way shall be kept free from obstruction once the trails are established.

EIR No. 524 MM AQ-3: In addition, the County shall require implementing projects to incorporate bicycle parking areas at agreed upon locations during application review (for projects having more than 10 employees or involving special events). Horse hitching posts may also be considered, for projects involving special events or wine-tasting, and in proximity to an existing or planned equestrian trail.

The Project has six employees and does not involve special events; therefore, this mitigation measure does not apply to the project.

EIR No. 524 MM AQ-4 is applicable to projects with special events to provide a comprehensive parking program for private parking lots during application review.

The Project does not propose a special occasion facility. The improved parking lot does provide larger parking spaces that will accommodate vans and limousines, include adequate passenger waiting/loading areas, provide safe pedestrian pathways through parking areas, and provides adequate parking spaces for existing winery facility.

EIR No. 524 MM AQ-5 does not apply to this Project. EIR No. 524 MM AQ-5 requires the County to promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Operation of this winery was included in the existing conditions for the EIR No. 524 analysis. The Project does not include any additional uses that would increase potential impacts to air quality; thus, the applicant are encouraged to provide parking spaces for renewable fuel and low-emission vehicles but are not required to do so.



EIR No. 524 MM AQ-6 requires implementing projects to prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes.

COA 90. PLANNING. 3 requires a sign at the loading/delivery area directing drivers to shut down their trucks after five minutes of idle time.

EIR No. 524 MM AQ-7 requires that the County work with the Winegrowers' Association, and their partners, to promote alternatives modes of transportation.

The Project parking lot improvement includes parking spaces for various modes of transportation including minibuses and limousines.

With implementation of the Mitigation Measures listed above, the Project will result in less than significant impact with respect to clean air attainment plans.

b) The Project is located within the South Coast Air Basin, and adjacent to the San Diego Air Basin which are characterized by relatively poor air quality. State and federal air quality standards are sometimes exceeded in many parts of the South Coast Air Basin, including those monitoring stations nearest to the Project location.

The SCAQMD has established regional and localized emission thresholds, below which a project's incremental increase is not expected to cause or contribute to an existing project Basin-side or localized air quality violation. EIR No. 524 determined that additional wineries, equestrian facilities and residential developments proposed for the area will bring more tourists and people in the area. Therefore, vehicle trips related to the implementation of the Plan are considered an increase from the baseline. Furthermore, EIR No. 524 determined that pollutant concentrations resulting from operation would exceed SCAQMD localized thresholds, therefore localized air quality impacts would be significant. Construction and operation of the Plan's implementing projects would violate air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, impacts would be potentially significant and unavoidable even with mitigation measures.

The Project will add a restroom facility, paved driveway and improved parking lot to an existing winery that was included in the baseline data for EIR No. 524 analysis. Grading and construction associated with the Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project site. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. General compliance with SCAQMD grading requirements will mitigate any short-term impacts that may result from grading activities. Therefore, the following EIR No. 524 MM shall apply to the grading, paving and construction activities associated with the Project to mitigate impacts to air quality standards to less than significant:

EIR No. 524 MM AQ-8 requires that implementing projects shall comply with the following SCAQMD Applicable Rule 403 Measures during construction:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Water active sites at least three times daily (locations where grading is to occur will be thoroughly watered prior to earthmoving).

- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
- Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.

The Project will include grading, paving and construction of restroom facility. This measure will be implemented as part of the Project's COA 10. PLANNING. 41 in order to comply with this mitigation measure.

EIR No. 524 MM AQ – 9 requires implementing projects to comply with SCAQMD CEQA Air Quality Handbook Dust Control Measures.

The Project includes grading, paving and construction of a restroom facility. These measures are placed in the Project's conditions of approval COA 10. BS GRADE. 8 and 10. PLANNING. 41 (see prior discussion in the analysis related to this mitigation measure).

EIR No. 524 MM AQ-10 requires implementing projects to comply with the mitigation measures for Construction Equipment and Vehicles Exhaust Emission.

The Project was conditioned to comply with MM AQ-10 through COA 10. PLANNING .42.

EIR No. 524 MM AQ-11 requires implementing projects to apply Conservation Management Practices for Confined Animal Facilities.

This MM does not apply to this Project because it does not propose any confined animals as part of the Project.

EIR No. 524 MM AQ-12 requires proponent of non-residential implementing projects or projects larger than five acre in total size shall prepare appropriate air quality studies, which demonstrate that emissions resulting from project construction and operations do not result in significant localized impacts, or are mitigated to the extent feasible.

The Project is to pave a driveway, improve a parking lot and add a restroom to a winery facility that was inventoried as part of the baseline data for EIR No. 524. The total improvement of the site is less than five acres. The winery site's building, parking and hardscaped area is located on approximately 2.47 acres; therefore, this mitigation measure would not apply to this project.

c) EIR No. 524 determined that implementation of the Community Plan would result in the emission of criteria pollutants for which the Temecula Valley Policy Area is in nonattainment during both construction and operation of new development. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state nonattainment pollutant. Both the South Coast Air Basin and San Diego Air Basin are currently in nonattainment for ozone, PM10, and PM2.5. The emissions from the implementing projects exceed thresholds for these pollutants, and would contribute to an existing or projected air quality exceedance. This would result in a potentially significant and unavoidable impact. Even with compliance with existing regulations and policies, and implementation of mitigation measures, implementation of the Plan would result in potentially

significant and unavoidable cumulative impacts. The Project would not significantly add to the cumulative impacts determined for EIR No. 524. The Project would not result in a new development that was considered to occur as part of the existing conditions for EIR No. 524 environmental analysis. The Project will permit the winery as a Class II Winery with improved access and parking lot, and an additional restroom to an existing winery facility. Therefore, Project will not result in a cumulative considerable net increase of any criteria pollutant for which the region is non-attainment under applicable federal or state ambient air quality standards. No additional mitigation is required.

d) Sensitive Receptors: Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease). Residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. A one-family dwelling unit is located onsite adjacent to the winery. This residential unit is owned by the operators of the existing winery. The nearest sensitive receptor, other than the owner's residence, are residential units located 735 miles south of the winery site. Due to the nature of the Project a winery and vineyard, it is not anticipated to generate substantial point source emissions. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions. Any impacts are considered less than significant. No mitigation is required.

e) The Project includes the classification of the an existing winery into a Class II Winery under the WC-W Zone, paving a driveway, parking improvement and addition of a 534 SF restroom. Construction related to the project are minor site improvements and will not significantly impact any sensitive receptor onsite or off site. Furthermore, emissions related to construction equipment and vehicles exhaust emission are mitigated through COA 10. PLANNING .42. No additional mitigation is required.

f) Heavy-duty equipment in the proposed Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. As such, these impacts are considered less than significant. No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required.

Mitigation: 90. PLANNING. 31, 10. PARKS. 1, 90. PLANNING. 3, 10. PLANNING. 41, 10. BS GRADE. 8, 10. PLANNING. 41, and 10. PLANNING. 42,

Monitoring: Building and Safety monitor during grading activities.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for PP25740 (Bella Vista Winery) prepared by Principe and Associates (August 27, 2015), WRCMSHCP

Findings of Fact:

**a)** The proposed project is located within the Western Riverside County Multi-Species Conservation Plan (WRCMSHCP) area. Principe and Associates prepared a WRCMSHCP Consistency Analysis report for the project site dated August 27, 2015. The project is located within the Southwest Area Plan; however, it is not located within a Cell, Cell Group, or Sub Unit.

The onsite ephemeral drainage, gullies, and human modified depression will remain in their existing conditions and will be completely avoided. The project will not result in impacts to riparian/riverine features or potential fairy shrimp habitat. Thus, the proposed project is consistent with Section 6.1.2 of the WRCMSHCP.

The project site is not located within a Narrow Endemic Plant Species Survey Area. Thus, the proposed project is consistent with Section 6.1.3 of the WRCMSHCP.

The project site has no direct relationship to the assembly of the Proposed Extension of Existing Core 6. The project site is located approximately 1.6 miles from the proposed WRCMSHCP Conservation

Area, a distance greater than the 250-foot buffer used in the WRCMSHCP to complete an edge effects analysis. As such development on the site will not interfere with the maintenance of habitat quality and contiguity with adjacent Core Areas. Additionally, the site will not be subject to Guidelines Pertaining to the Urban Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge effects. Thus, the proposed project is consistent with Section 6.1.4 of the WRCMSHCP.

The project site is located within the MSHCP Burrowing Owl Survey Area; therefore, a habitat assessment was conducted for this species. A survey was conducted on May 18, 2015 and it was determined that the site is not occupied by burrowing owl and no suitable habitat is present. A pre-construction presence/absence survey is required to be conducted within thirty 30 days prior to ground disturbance to avoid direct mortality of burrowing owls that may move onto the project site. The 30-day burrowing owl pre-construction survey is conditioned for the project prior to Grading Permit issuance (COA 60.EPD.1). The proposed project is consistent with Section 6.3.2 of the WRCMSHCP.

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

The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits 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 on-site 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.

#### Local Development Mitigation Fee Ordinance 810

The proposed project will not conflict with the provisions of the WRCMSHCP and impacts will be less than significant with adherence to project Conditions of Approval and County Ordinances.

**b-c)** According to the WRCMSHCP Consistency Analysis report prepared for the project site by Principe and Associates (August 27, 2015), the wildlife observed within the project site consist of common and opportunistic species that are adapted to exploit available habitats or resources in close proximity to humans. The Riversidean sage scrub present in the southern and eastern portions of the site has the potential to provide habitat for candidate, sensitive, or special status species. This area

will remain undisturbed and will not be impacted by the proposed project. The Arlington and Greenfield Greenfield and Ramona and Buren soils mapped at the site are suited for dryland grain and pasture irrigated citrus, alfalfa, potatoes, citrus, and peaches. These soil types do not provide required growing habitats for sensitive plant species that are restricted to clay and or saline alkali soils. The proposed project will not have a substantial adverse effect on any species identified as a candidate sensitive or special status species. Impacts will be less than significant.

**d)** According to the WRCMSHCP Consistency Analysis report prepared for the project site by Principe and Associates (August 27, 2015), the proposed project is consistent with Section 6.1.4 of the WRCMSHCP (Guidelines Pertaining to the Urban/Wildlands Interface) and has no direct relationship to the assembly of the Proposed Extension of Existing Core 6. However, there are trees and Riversidean sage scrub present on the site that provide suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under Fish and Game Code Section 3503. A pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance (COA 60.EPD.2) to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). Impacts will be less than significant with adherence to project Conditions of Approval.

**"60.EPD.2** Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review."

**e-f)** According to the WRCMSHCP Consistency Analysis report prepared for the project site by Principe and Associates (August 27, 2015), the proposed project is consistent with Section 6.1.2 of the WRCMSHCP (Protection of Species Associated with Riparian/Riverine areas and Vernal Pools). Additionally, the ephemeral drainage is an isolated feature that does not possess wetland criteria as defined in Section 404 of the Clean Water Act and is not classified as a US Army Corps of Engineers water of the United States. The ephemeral drainage is classified as a CDFW jurisdictional water of the State; however, no riparian wildlife habitat associated with this ephemeral drainage course. Therefore, impacts to wetlands, riparian habitat, and other sensitive natural communities will be less than significant.



**g)** According to the WRCMSHCP Consistency Analysis report prepared for the project site by Principe and Associates (August 27, 2015), most of the trees growing on the site were planted there and are non-native species. The majority of the site is consists of the coastal sage scrub plant community (30.7 acres) and the remainder of the site is characterized as field croplands (3.9 acres) and residential/urban exotic (14.5 acre). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts will be less than significant.

**Mitigation:** COA 60. EPD. 1 and 60. EPD. 2

**Monitoring:** Mitigation monitoring shall be provided by Planning Department – Environmental Programs Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:** Project Application Materials, Onsite Inspection, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report. "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015, prepared by Jean Keller, Ph.D.

**Findings of Fact:**

a,b) The Project site contains an existing winery and supporting incidental commercial uses. The Project will classify a winery into a Class II Winery under the WC-W Zone, improve site access and parking area, and add a 534 SF bathroom to an existing winery building. The Project site plan shows that 76% of the net project area is dedicated to the propagation of vineyards. County Archaeological Report (PDA) No 4943, submitted for this project (PP25740) was prepared by Jean Keller, Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted. The Project is not located near a historic resource; therefore, is not anticipated to cause an adverse change in the significance of a historical resource. No impact and no mitigation measure are required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Alter or destroy an archaeological site?				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, Site visit, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report, "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015, prepared by Jean Keller, Ph.D.

Findings of Fact:

a-c) The Project site contains an existing winery, vineyard and pond area. The Project will classify an existing winery into a Class II Winery under the WC-W Zone, improve site access and parking area, and add a 534 SF bathroom to an existing winery building. The Project site plan shows that 76% of the net project area is dedicated to the propagation of vineyards. County Archaeological Report (PDA) No 4943, submitted for this project (PP25740) was prepared by Jean Keller, Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015. This report satisfies EIR No. 524 MM CUL-1 which requires an archeological study for an implementing project. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

However, in the event that unanticipated cultural resources are found during ground disturbances the Project has been conditioned to comply with EIR No. 524 MM CUL-2 through implementation of COA 10. PLANNING. 39.

10. PLANNING. 39: The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The Project is not anticipated to disturb human remains; however, in the event that human remains are found during ground disturbance activities the Project has been conditioned to comply with EIR No. 524 MM CUL-3. The following COA 10. PLANNING. 38 ensures that if human remains are found, that no further disturbance shall occur until necessary findings as to origin is determined:

10. PLANNING. 38: The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

With conformance to these standard conditions of approval for unanticipated resources and human remains, the impact is considered less than significant.

d) The Project site is not used for religious or sacred uses; therefore, there is no impact.

e) Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request from the Pechanga Band of Luiseno Indians representatives on 08/18/15. On 12/29/15 the Planning Department emailed the Phase I Cultural Report and proposed conditions of approval to the Tribe's representatives. Staff and the Tribe's representative discussed the project through video conference on 1/20/16. Per the request of the Tribe's representatives, the geology report and grading plans provided to the Tribe for review on 1/20/16. AB-52 Consultation conclusion letter was sent to the Tribes Representatives on May 3, 2016. With the implementation of the standard conditions of approval for unanticipated resources and human remains, COA 10. PLANNING. 38 and COA 10. PLANNING. 39 listed above, any tribal resources that may be discovered during ground disturbing activities will be protected accordingly.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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



**10. Paleontological Resources**

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

Sources: Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*, and Riverside County GIS Database – Map My County Web Application

Findings of Fact:

- a) According to the “Map My County”, the proposed Project site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed Project's site grading/earthmoving activities could potentially impact such resources. Therefore, EIR No. 524 MM CUL-4 and CUL-5 shall apply. To comply with these mitigation measures, the Project was conditioned (COA 60. PLANNING. 16) for the following requirements which shall be completed prior to the issuance of grading permits:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

**Safeguard Artifacts Being Excavated in Riverside County (SABER)**

Additionally, Condition of Approval 70. PLANNING. 1 shall be completed prior to grading final inspection: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

With implementation of these mitigation measures listed above, impacts to Paleontological Resources will be less than significant.

Mitigation: COA 60. PLANNING. 16 and COA 70. PLANNING. 1.

Monitoring: Mitigation monitoring shall be provided by the Planning Department for all of the conditions stated above

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS</b> Would the project				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

**Sources:** Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, Riverside County GIS Database – Map My County Web Application, Updated Riverside County Geology Report No. 2429 (GEO02429), "Geotechnical Investigation for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country Area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated February 6, 2015 prepared by Matrix Geotechnical Consulting, Inc.. In addition, Matrix Geotechnical Consulting, Inc. submitting the following: "Response to County Comments for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated June 16, 2015.

**Findings of Fact:**

- a) In compliance with EIR No. 524 MM GEO – 1, a Geology Report was prepared for the Project. Murrieta Hot Springs Fault Zone is located about 2.8 northwest of the site. GEO02429 concluded that Project site is not located within a 0.5 mile of a State of California Earthquake Fault Zone and there are not any known faults (active, potentially active, or inactive); the Project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, the possibility of damage due to ground rupture is considered less than significant. The Project will not unduly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant. No additional mitigation is required.
- b) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known fault lines are present on the Project site. Therefore, there is no potential for rupture of a known fault. As mentioned above, California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. No impact will occur. No mitigation is required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, updated Riverside County Geology Report No. GEO02429, Riverside County GIS Database – Map My County Web Application, Project Application Materials and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

a) According to the General Plan the Project site is located in area with moderate potential for liquefaction; however, the Geology Report GEO02429 indicates that the cohesive soil may not be susceptible to liquefaction. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, Riverside County GIS Database – Map My County Web Application, Project Application Materials, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report and updated Riverside County Geology Report No. GEO02429.

Findings of Fact:

a) The Project the site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults (active, potentially active, or inactive) in the Project site. According to GEO02429 the potential from ground rupture is considered nil; therefore, surface rupture to adversely impact the proposed structures is very low to remote.

The Project will be required to comply with the recommendations contained within the California Building Code (CBC) requirements. CBC requirements are applicable to all development and are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any potential impacts related to geology and seismic activity will remain less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Landslide Risk</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Sources: Onsite Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and updated Riverside County Geology Report No. GEO2429.

Findings of Fact:

- a) According GEO02429, there are no indication of the presence of landslides on or directly adjacent to the site. Further, the Project will not create steep slopes that would be anticipated to create any undue hazards. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*, and updated Riverside County Geology Report No. GEO02429, Riverside County GIS Database – Map My County Web Application, Project Application Materials and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

- a) According GEO02429, the site is underlain by relatively uniform soils consisting of dense and stable Pauba Formation soil. The potential for subsidence is considered low to remote. GEO02429 concluded that the Site's potential to non-seismic ground subsidence is negligible. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any the potential impacts related to seismic-related ground failure, including subsidence, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Incorporated

**16. Other Geologic Hazards**

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

Sources: Project Application Materials, updated Riverside County Geology Report No. GEO02429. Riverside County GIS Database – Map My County Web Application

Findings of Fact:

a) Based on the elevation of the proposed development at the site with respect to sea level, and its distance from large open bodies of water, the potential for seiche and/or tsunami waves is considered to be nil. In addition, the proposed Project site is not located in an area susceptible to mudflows, or volcanic hazards. Based on this information, the proposed Project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

**17. Slopes**

a. Change topography or ground surface relief features?

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

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

Sources: Project Application Materials, Map My County - Riverside County Online GIS Web application and updated Riverside County Geology Report No. GEO02429.

Findings of Fact:

a) The Project site is primarily flat. According to GEO02429, the site is generally flat and that significant slopes (greater than 30 feet) are not proposed for the site intended use. Therefore, slope stability does not appear to be a constraint. Adequate slope and pad drainage facilities must be incorporated into the design of the finish grading for the subject site. The overall stability of graded slopes should not be adversely affected provided all drainage provisions are properly constructed and maintained thereafter and provided all engineered slopes are landscaped with a deep rooted, drought tolerant and maintenance free plant species as shown on the Projects Landscape Exhibit L.

The Project includes grading. The GEO02429 recommendations for site preparation is conditioned as COA 10. PLANNING. 36:



GEO02429 Recommended: 1. Prior to grading of areas that may receive fill, structures or other improvements those areas should be cleared of surface obstructions, existing debris and stripped of vegetation. 2. All non-engineered fill on the site is prone to potential settlement and should be overexcavated to underlying Pauba Formation.

GEO02429 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO02429 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Any impacts are considered less than significant with incorporation of GEO02429 recommendations. No additional mitigation is required.

- b) Implementation of the proposed Project will not create cut or fill slopes greater than 2:1, or higher than 10 feet. GEO02429 recommends that engineered slopes should be landscaped with deep rooted, drought tolerant maintenance free plant species, as recommended by the Project landscape architect. The Project will be required to comply with the recommendations contained within the GEO02429, as well as the CBC requirements. CBC requirements are applicable to all development and are not considered mitigation for CEQA implementation purposes. Compliance with GEO02429 recommendations as well as the CBC will ensure that any the potential impacts related to cut and fill slopes, are considered less than significant. No additional mitigation is required.
- c) No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

Mitigation: COA 10. PLANNING. 36

Monitoring: Mitigation monitoring shall be provided by Building and Safety Grading

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, and updated Riverside County Geology Report No. GEO02429.

Findings of Fact:

- a) The development of the Project site may have the potential to result in soil erosion during grading and construction. According to GEO02429, the site is underlain by relatively uniform soils consisting of Pauba Formation. All finished cut and fill slopes shall be planted and/or protected

from erosion in accordance with the project specification and /or recommended by a landscape architect.

Additionally, the following standard conditions of approval have been issued regarding soil erosion that will further ensure the protection of public health, safety, and welfare upon final engineering of the Project. COA 10. BS GRADE 4 requires compliance with Ordinance No. 457, which requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading. COA 10. BS GRADE. 6 requires the NPDES inspection and compliance with the State Water Resources Control Board. Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. COA 10. BS GRADE 7 requires "graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the raining season from October 1, to May 31." COA 60. BS GRADE. 01 requires compliance with State Water Resource Control Board. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) requirement to obtain a construction permit. COA 60. BS. GRADE. 13 requires Best Management Practices Permit prior to issuance of a grading permit for the monitoring of erosion and sediment control BMPs for the site.

With compliance with these conditions of approval, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, are considered less than significant. No additional mitigation is required.

- b) According to GEO02429, the site is underlain by relatively uniform soils consisting of Pauba Formation. The soil, where tested, exhibit a non-expansion potential. Therefore, it is unlikely that after earthwork activities that the upper soils within the influence of the structural foundation would be expansive as defined by the CBC. No additional mitigation is required.

**Mitigation:** COA 10. BS GRADE. 4, COA 10. BS GRADE. 6, COA 10. BS GRADE. 7, COA 60. BS GRADE . 1, and COA 60. BS GRADE. 13

**Monitoring:** Monitored by Building and Safety Grading Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Project Application Materials, and updated Riverside County Geology Report No. GEO02429.

**Findings of Fact:**

a) Implementation of the Project will involve grading and various construction activities. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The northeast corner of the site is impacted by the 100-year Zone A floodplain limits for Long Valley Wash as delineated in the Long Valley Wash Special Study dated October 2002. The site straddles a ridge-line and naturally drains in two different directions. The western portion and bulk of the site drains to the west to Calle Contento Road then stormwater runoff proceeds north to Long Valley Wash. The eastern portion of the site drains in a northeasterly direction directly to Long Valley Wash natural watercourse. Since the site is along a ridge-line there is little tributary offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the Water Quality Management Plan (WQMP) are met. This project does not include any existing or proposed District maintained facilities and the review of the drainage plan and the preliminary Water Quality Management Plan (WQMP) are being processed by the Transportation Department. The Project preliminary WQMP was conditionally approved by the Transportation Department. Prior to grading the applicant/developer shall submit a Final WQMP for review and approval by the Transportation Department per COA 60. TRANS. 3. The applicant/developer shall dedicate any easements associated with operation and maintenance of the WQMP per COA 60. TRANS. 04.

Implementation of the WQMP will satisfy EIR No. 524 MM HYD-1 to mitigate potential impacts to the Long Valley wash.

With implementation of the condition of approval, impacts to the creek will be less than significant.

b) There are potential water erosion either on- or off site with construction and implementation of the Project. Any potential erosion and runoff will be mitigated with compliance with the State Water Resources Control Board Storm Water Pollution Prevention Plan (SWPPP) and implementation of the Water Quality Management Plan as conditioned through COA 10. BS GRADE. 6, COA 10. BS GRADE. 7, COA 60. BS GRADE. 11, COA 60. TRANS. 3, COA 60. TRANS. 4, COA 90. BS GRADE. 2, COA 90. BS GRADE. 3, COA 90. BS GRADE. 4, COA 90. BS GRADE. 5, COA 90. BS GRADE. 6, COA 90. BS GRADE. 7, COA 90. TRANS. 7, and COA 90. TRANS. 8. Any potential impacts from water erosion either on-, or off-site are considered less than significant with the mitigation. With implementation of these conditions of approval EIR No. 524 MM HYD-3, HYD-4, and HYD-5 to mitigate potential impacts due to water erosion.

Mitigation: COA 10. BS GRADE. 6, COA 10. BS GRADE. 7, COA 60. BS GRADE. 11, COA 60. TRANS. 3, COA 60. TRANS. 4, COA 90. BS GRADE. 2, COA 90. BS GRADE. 3, COA 90. BS GRADE. 4, COA 90. BS GRADE. 5, COA 90. BS GRADE. 6, COA 90. BS GRADE. 7, COA 90. TRANS. 7 and COA 90. TRANS. 8.

Monitoring: Monitored by Transportaion and Building and Safety Grading

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



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

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

Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ordinance No. 460, Article XV and Ordinance No. 484.

Findings of Fact:

- a) The Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by, or result in, an increase in wind erosion, either on or off site. This area is not within an Agricultural Dust Control Area that regulated by County Ordinance No. 484. Ordinance no. 484 requires additional measures to minimize soil erosion in Agricultural Dust Control Areas.

The Project includes grading and construction. The project was conditioned to control dust onsite through COA 10. PLANNING. 42 and 10. BS GRADE. 8. COA 10. PLANNING. 42 requires the following dust control measures during construction and grading: a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations. c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.

COA. BS GRADE. 8 requires the following: All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

Additionally, the following SCAQMD CEQA Air Quality Handbook Dust Control Measures shall also apply: - Revegetate disturbed areas as quickly as possible. - All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. - All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). - Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

With the inclusion of these condition, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on or off site, are considered less than significant. No additional mitigation is required.

Mitigation: COA 10. PLANNING. 42 and 10. BS GRADE. 8.

Monitoring: Mitigation monitored by Building and Safety Grading

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, *Temecula Valley Wine Country Environmental Impact Report No. 524, Air Quality Assessment for Peltzer Winery Expansion*, Prepared for Ms. Carrie Peltzer, Peltzer Winery 40275 Calle Contento Temecula CA 925941 Prepared by Lilburn Corporation dated October 2013.

Findings of Fact:

a,b) As shown in Exhibit 3.0-6 of EIR No. 524, Bella Vista Winery is identified as an existing winery to establish the existing conditions for the Wine Country Community Plan environmental analysis. The Project will classify the existing winery as a Class II Winery under the WC-W Zone; as well, as improve access onto the site, improve the existing parking lot area, and add a 534 SF bathroom to an existing building. The total square footage of the Class II Winery will be 13,546 SF. The winery will include wine tasting area with a retail sales area, wine production, office space, and storage. A greenhouse<sup>e</sup> gas emission analysis for a similar project was used to evaluate the Project's potential impacts associated with Greenhouse Gas emissions. This winery is smaller, in terms of associated uses, than all of the recently approved wineries in this region that included a Greenhouse Gas (GHG) Emission study.

The GHG Study for Peltzer Winery, approved through Plot Plan No. 21375 (PP No. 21375), was used to evaluate the potential GHG impacts of PP No. 25740. Similar to this Project, PP No. 21375 included grading, construction, and paving. The PP No. 21375 permits a winery under the C/V Zone. The winery includes a 13,856 square feet of commercial wine country uses including a wine-sampling, gift shop, storage building, tasting room, events, and wine production building and 108 parking spaces on 11.5 gross acres. The GHG study performed for PP No. 21375 performed by Lilburn Corporation dated October 2013 showed that the annual project GHG emissions would be under 3,000 MT/year.

Analysis in the GHG study was performed using the California Emission Estimator Model (CalEEMod) Version 2013.2, a GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that the annual GHG emissions at project buildout would be 517.9 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e) for the development and operation of Peltzer Winery. The CalEEMod modeling for this project encompassed the following uses: 13,856 SF winery including fermentation and storage, tasting room, gift shop, and events and 108 parking spaces. Parking an access road covers approximately 1.2 acres.

The 517.9 MTY CO2e total is below the threshold of 3,000 MTY CO2e for commercial projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

Based on the above sample case data, the project at issue, PP No. 25740 can reasonably be found to also fall below the 3,000 MTY CO2e screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes only 13,543 square feet of a winery building floor area, 1.05 acres of asphalt, and 0.12 acres of concrete pavement for parking, access ways and roadways.

The GHG emissions projected for the case study project are so far below the 3,000 MTY CO2e screening level that even if the proposed project using this case study includes minor deviations in project scope or analysis, it can still be asserted with certainty that the proposed project has no potential for resulting in significant emissions of GHGs. This would also hold true in the event of any unforeseen fluctuations in the proposed project, provided all the other key characteristics (as outlined above) were met. Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

EIR No. 524, determined that the GHG emissions resulting from this worst-case construction activity would exceed the SCAQMD's threshold, and result in a potentially significant impact. Accordingly, applicable mitigation was required under the Final EIR, including MM GHG-1 and MM GHG-2. The Project was conditioned to comply with EIR No. 524 MM GHG-1 through COA 10. PLANNING. 42 to reduce potential environmental impacts associated with greenhouse gas emissions associated with construction equipment and vehicles exhaust emissions, as detailed in Section 6 Air Quality. With implementation of this mitigation measure, the environmental impacts associated with greenhouse gas emissions will be less than significant. MM GHG-2 provides the option for implementing projects to utilize the Wine Country Greenhouse Gas Emission Workbook to demonstrate that GHG emissions levels are less than significant. As discussed above, the Project relies on a previously approved GHG Study to demonstrate its GHG emissions are less than significant.

Mitigation: 10. PLANNING 42.

Monitoring: Building and Safety monitor during grading and construction activities.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



hazardous materials into the environment?				
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, Google Maps, GEOTRACKER site, and the Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)

Findings of Fact:

a,b) While remote, during construction there is a slight potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project will reduce such hazards to a less than significant level. COA 10. BS GRADE. 6, COA 60. BS GRADE. 1, and COA 60. BS GRADE. 14 will address the SWPPP requirement for the Project.

With the inclusion of this condition of approval, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. Through the SWPPP, the Project will be required to create detailed best management practices (BMPs) that, in addition to controlling for stormwater runoff during construction, would also aid in reducing risks of hazardous materials leaving the Project site during construction.

The Project will consist of a winery and vineyard that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered in a vineyard/agricultural and commercial related type setting. The generation of such wastes from uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. Any operational impacts are considered less than significant and no additional mitigation is required.

- c) The Project will be located off of an existing primary access road (Rancho California Road) to the area. Surrounding parcels are developed as vineyards, or wineries. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts are considered less than significant and no mitigation is required.
- d) No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an

existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. No impacts are anticipated. No mitigation is required.

- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites. According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Monitoring Wells, DTSC Cleanup Sites, or DTSC Haz Waste Permit Sites on the proposed Project site within a mile of the Project site. EIR No. 524 requires specific mitigation if an underground storage tanks (UST) are found onsite through MM HAZ-1. There are no UST onsite; thus, this mitigation would not apply to this project.

The California Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site.

There is also one Formerly Used Defense Sites (FUDS) located within 2 mile of the proposed Project site. EIR No. 524 MM HAZ-2 requires an Unexploded Ordnance Survey if the site is within one-mile of the Temecula Bomb Site 107. Planning staff contacted the California Department of Toxic Substances Control to discuss the Temecula Bombing Site Target 102 Formerly Used Defense Site. The Department informed Staff that the Project site is outside of the target area and that nothing relating to the operation of the bomb site should be found; therefore, MM HAZ-2 would not apply to the Project. However, the Project developer should be aware that it is in close proximity of the bombing site and if anything is found the appropriate safety personal should be contacted. As such the following EIR No. 524 Mitigation Measure HAZ-3 is applied to the project as COA 10. PLANNING. 43:

"The Project site is not within the Temecula Bombing Site Target 102 Formerly Used Defense Site. However, it is in close proximity of the formerly used defense site and caution should be taken in case an unexploded ordinance is found. If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense 2004) will be implemented."

With the conditions of approval stated above, impacts associated with finding potential hazardous materials on site that would create a significant hazard to the public or the environment will be less than significant.

**Mitigation:** COA 10. BS GRADE. 6, COA 60. BS GRADE. 1, and COA 60. BS GRADE. 14

**Monitoring:** Mitigations will be monitored by the Building and Safety Department Grading

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commission?

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Sources: Riverside County General Plan Figure S-20, *Airport Locations*, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- a) The Project is not located within an Airport Master Plan. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- b) Implementation of the Project will not require review by the Airport Land Use Commission because it is not located within an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- c) The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airports are approximately 20 miles away, and include the Hemet-Ryan Airport to the north and the Skylark Field Airport to the northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- a) According to the Map My County, the proposed Project site is located within a high moderate fire area and is located within the State Fire Responsibility Area.

According to the SWAP, due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. The Project was reviewed by the Fire Department and was conditioned the Project for sprinklers, fire hydrants, blue retroreflective pavement markers, and adequate fire truck access into the Project site. Further, the Project is already developed with commercial structures and existing vineyards, which do not represent a significant wildlands fire risk; thus, EIR No. MM HAZ-4 would not apply to the Project. The proposed Project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The Project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

drainage systems or provide substantial additional sources of polluted runoff?				
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Map My County - Riverside County Online GIS Web Application and *Project Specific Water Quality Management Plan for Bella Vista Winery of Temecula, Inc.*, prepared by RDS and Associate, dated January 12, 2016

**Findings of Fact:**

a,b,d,g,h) The Project site has existing development on site. The Project sites existing impervious surface equals 55,857 square feet. The total area proposed impervious surface is approximately 110,137 square feet. The site also includes existing building used for wine production and wine tasting, unpaved parking area, a one-family dwelling with swimming pool, pond, and vineyards. Most of the trees growing on the site were planted there and are non-native species. The majority of the site is consists of the coastal sage scrub plant community and vineyards.

The Project site is located within the San Diego Region and are subject to the requirements of the region's National Pollutant Elimination System (NPDES) Permit and Waste Discharges from Municipal Separate Strom Sewer Systems (MS4) Permit (Order No. R9-2010-0016). EIR No. 524 HYD-1 requires a determination if a site specific Water Quality Management Plan is required. The Project required will create more than 10,000 SF of impervious surfaces; therefore, a project-specific Water Quality Management Plan (WQMP) was developed. The closest receiving water that is listed on the US EPA 303(d) list of impaired water bodies as a result of pathogens is the Santa Margarita River – Upper portion. This reach of river is located approximately 11.8 miles from the Project site. The other receiving water bodies listed on the US EPA 303(d), includes Santa Margarita River- Lower portion and Santa Margarita Lagoon both located approximately 30.1 miles from the site, and Pacific Ocean located 34.3 miles from the project site. There are three drainage systems near/at the Project site to the Santa Margarita River, the Santa Gertrudis Creek, Murrieta Creek and Temecula Creek. Of the three drainage systems, the Santa Gertrudis Creek has potential susceptibility to Hydromodification.

The site was previously built upon and will be improved through this Project to meet current requirements. The Project requires minimum grading. The existing paved areas require widening for fire access and guest parking requirement. The proposed driveway from Cilruzo Road from Rancho California will be paved. The existing drainage patterns are being maintained onsite as previous set by existing development. Runoff is being captured and directed to a treatment basin located on the northern portion of the Project site. The Project site design incorporates LID

principals, LID BMPs, Hydrologic Control BMPs, and Sediment Supply BMPs to fully address all three Drainage Management Areas (DMA).

Implementation of the proposed Project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Final Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES) (COA 10. BS GRADE. 6, COA 10. BS GRADE. 7, COA 60. BS GRADE. 11, COA 60. TRANS. 3, COA 60. TRANS. 4, COA 90. BS GRADE. 2, COA 90. BS GRADE. 3, COA 90. BS GRADE. 4, COA 90. BS GRADE. 5, COA 90. BS GRADE. 6, COA 90. BS GRADE. 7, COA 90. TRANS. 7, and COA 90. TRANS. 8.). The Project was also conditioned to connect to sewer lines per COA 10. E HEALTH. 1.

The Project proposes an Infiltration basin BMP provided adjacent to Rancho California Road and Cilurzo Road. This infiltration basin is intended to treat the BMP Design Storage Volume generated by the project and DMAs 1, 2, and 3. The BMP Design Storage Volume will be treated by infiltration within this basin prior to discharging through the existing culvert in Rancho California Road. The proposed BMP will be maintained by the property owner.

As discussed prior, the Project will also create and adhere to a SWPPP during construction, which will provide adequate controls and mitigation through BMPs during the construction process (COA 60. BS GRADE. 6 and 60. BS GRADE 14) . With the inclusion of these conditions of approval, any impacts from implementation of the proposed Project related to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors), are considered less than significant. With implementation of the conditions stated above, EIR No. 524 MM HYD-1 through HYD-5 are met. No additional mitigation is required.

- c) Implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No component of the proposed Project will deplete groundwater supplies. Approximately 76% of the site will be planted in vineyard. This Project design component will allow for water to percolate back into the ground and allow for groundwater



recharge. This will off-set any impacts from the other non-pervious elements contained in the proposed Project. The Project Landscape Plans were reviewed and found to be in compliance with County Ordinance No. 859. Any impacts are considered less than significant. No additional mitigation is required.

e,f) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The northeast corner of the site is impacted by the 100-year Zone A floodplain limits for Long Valley Wash as delineated in the Long Valley Wash Special Study dated October 2002. The site straddles a ridge-line and naturally drains in two different directions. The western portion and bulk of the site drains to the west to Calle Contento Road then stormwater runoff proceeds north to Long Valley Wash. The eastern portion of the site drains in a northeasterly direction directly to Long Valley Wash natural watercourse. Since the site is along a ridge-line there is little tributary offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the Water Quality Management Plan (WQMP) are met and additional flood control measures per EIR No. 524 MM HYD-8 would not apply to the Project. This project does not include any existing or proposed District maintained facilities and the review of the drainage plan and the preliminary WQMP were cleared by the Transportation Department.

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

There are three existing buildings onsite. Research indicated that building permits were issued 1981 and historic aerial photos show all three buildings were constructed prior to 1983. Since the permitted construction for the three buildings was completed prior to the adoption of the Murrieta Creek Area Drainage Plan (ADP) in 1986, the existing buildings will not be charge the ADP fee. Therefore, EIR No. 524 MM HYD-7 does not apply to the Project.

Mitigation: COA 10. BS GRADE. 6, COA 10. BS GRADE. 7, COA 60. BS GRADE. 11, COA 60. TRANS. 3, COA 60. TRANS. 4, COA 90. BS GRADE. 2, COA 90. BS GRADE. 3, COA 90. BS GRADE. 4, COA 90. BS GRADE. 5, COA 90. BS GRADE. 6, COA 90. BS GRADE. 7, COA 90. TRANS. 7, COA 90. TRANS. 8 and COA 10. E HEALTH. 1.

Monitoring: Mitigation will be monitored by Building and Safety Grading, Transportation Department, and Department of Environmental Health

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

**26. Floodplains**

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

NA - Not Applicable     U - Generally Unsuitable     R - Restricted

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

Sources: Riverside County General Plan Figure S-9, 100- Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone, Riverside County Flood Control District Flood Hazard Report/Condition, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- a,b) Implementation of the proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, change the absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.
- c) According to General Plan Figure S-10, the Project site is not located in a dam inundation area. Therefore, implementation of the proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.
- d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, RCLIS, and Project Application Materials.

Findings of Fact:

- a) The proposed Project will classify a winery facility into a Class II Winery, improve site access from Cilurzo Road from Rancho California Road, improvement to the existing parking lot area, and addition of the 534 SF bathroom to an existing building. Implementation of the Project will be consistent with the present and planned uses in the immediate area and within the greater Wine Country area. EIR No. 524 MM LU-1 requires that this project apply and obtain a change of zone to benefit from the implanting zones of the Wine County Policy Area. The Project includes Change of Zone No. 7864, to change the areas zone classification to Wine Country – Winery Zone. This is consistent with the Wine Country – Winery District of the Policy Area. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.
- b) According to the Map My County, the proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Land Use Element, Staff review, Map My County - Riverside County Online GIS Web Application, and Ordinance No. 348.

Findings of Fact:



- a) Change of Zone No. 7864 is a part of the proposed Project. This action changed the existing site zoning from Commercial - Citrus/Vineyard (C-C/V-10) Zone to Wine Country-Winery (WC-W) Zone for consistency with Figure 4B, Temecula Valley Wine Country Policy Area with Districts. The Project, PP No. 24750, meets the development standards of the WC-W Zone. PP No. 24750 will classify an existing winery into a Class II Winery under the WC-W Zone. The Class II Winery includes a wine tasting area, retail sales, wine production facility, office space, and storage. The Project includes improved site access and improved parking lot area that will provide 61 parking spaces. The Project site also includes an outdoor pond area where guest may visit and picnic near. The minimum gross acres for a Class II Winery is 10 gross acres. The Project is approximately 24 gross acres. 76% of the net project area is dedicated to the propagation of vineyards. The buildings are below the maximum building height of 40 ft. The Project will be consistent with the WC-W Zone; therefore, impacts will be less than significant.
- b) The Project, as designed and with the proposed conditions of approval will be compatible with existing surrounding zoning. No impacts are anticipated and no mitigation is required.
- c) The Project, as designed and with the proposed conditions of approval will compatible with existing and planned surrounding land uses. No impacts are anticipated and no mitigation is required.
- d) The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. Please refer to the discussion in Section II.A.1 (Applicable General Plan and Zoning Regulations, Land Use) of this Environmental Assessment. The proposed Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.
- e) Implementation of the Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No low-income or minority community exists in proximity to the proposed Project site. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

surface mine?

- d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Area*.

- a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:
- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
  - MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
  - MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
  - MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
  - MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The site is an active winery and commercial enterprise and it would be highly unlikely that any future mining at the site would ever occur; thus, EIR No. 524 MM MIN-1 for site accessment for mineral resources for does not apply to the Project. No impacts are expected from the Project and no mitigation is required.

- b) The Project site has not been used for mining. Implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.
- c) The Project site is not adjacent to an existing surfaces mine and the operation of the site would not impact any ongoing mining operations in the area. No impacts are expected from the Project and no mitigation is required.
- e) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

Sources:    Riverside County General Plan Figure S-20, *Airport Locations*, County of Riverside Airport Facilities Map, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- b) The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Please see Section 23 for additional details. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area and would not expose any people to excessive noise levels due to airport operations. No impacts are anticipated and no mitigation is required.
- c) Based on a review of an aerial photo of the Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area and would not expose any people to excessive noise levels due to airport operations. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>31. Railroad Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources:    Riverside County General Plan Figure C-1, *Circulation Plan*, Map My County - Riverside County Online GIS Web Application, Onsite Inspection

Findings of Fact:



There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project site is located adjacent to Rancho California Road and Calle Contento, which is classified as a Mountain Arterial (110' ROW) and Collector Street (74' ROW). The Project site includes an existing winery and residential unit. The winery is located near Calle Contento Road. The site is setback more than 1,000 feet from Rancho California and 50 feet from Calle Contento Road. Highway noise generated from the highway will decrease to a level of less than significant to the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Project Application Materials, and Riverside County Online GIS Web Application – *Map My County*.

Findings of Fact:

The Project is not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

		Mitigation Incorporated	Impact	
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, and Riverside County Online GIS Web Application - *Map My County*

Findings of Fact:

a) The Project will classify an existing winery into a Class II Winery under the WC-W Zone; as well as, improvement to site access, parking lot area, and addition of 534 SF bathroom to an existing building. The closest sensitive receptor other than the owner's residence located on winery site, are residential units located 723 feet south of the Project site. Grading and construction would result in an increase in ambient noise levels. The Project is conditioned to comply with Ordinance No. 847 (COA 10. PLANNING. 19), which prohibits sounds in excess of land use specific standards. Given the distance to the sensitive receptor from the Project area, the noise attributed from the Project is not anticipated to be significant. If the Project causes a significant amount of complaints, the Project will be required to conduct noise monitoring reports per COA 10. PLANNING. 20. Per EIR No. 524 MM NOI-3, the Project was hours of operation is limited to the hours of 9 am to 7 pm Monday through Sunday as conditioned in COA 10. PLANNING. 6. The Project does not include a special occasion facility; therefore, EIR No. 524 MM NOI -4 through MM NOI-6 would does not apply to the Project. With implementation of these conditions of approval, the Project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the Project vicinity above levels existing without the Project during construction. To minimize ambient noise levels upon sensitive receptors during construction of the proposed Project, grading and construction shall be restricted to 6:00 am to 6:00 pm. The Project's COA 10. PLANNING. 44 complies with EIR No. 524 MM NOI-1 and NOI-2. Therefore, the impact is considered less than significant.

COA 10. PLANNING. 44:

"Construction activity noise is restricted by ordinance to occur during hours of lesser sensitivity. Construction within one-quarter (1/4 mile) from an inhabited dwelling is exemption from noise standards occurs provided that:

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
- Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

- To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.
- Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

A list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction shall be submitted to the Planning Department. These measures may include the following:

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed."

Adherence to this schedule reduces impacts to less-than-significant. Therefore, the impact is considered less than significant.

Implementation of the proposed Project will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. These impacts will occur during the grading phase of the Project. Since the construction impacts are short-term, they are considered less than significant with standard conditions, and will not lead to a "permanent" increase in ambient noise. No additional mitigation is required.

- c) The Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Ordinance No. 847 prohibits sounds in excess of land use specific standards. Given the distance to the sensitive receptor and the minor expansion and the associated noise attributed to the expansion no significant impacts are anticipated during operations. If a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact. Any impacts are considered less than significant and no mitigation is required.
- d) During the operational phase, the Project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the Project. However, given



the limited amount and duration of grading, coupled with the lack of existing structures in near proximity to the Project site, this impact would be minor; thus, EIR NO. 524 NOI-7 would not apply to this Project. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

**Mitigation:** COA 10. PLANNING. 6, COA 10. PLANNING. 19, COA 10. PLANNING. 20 and COA 10. PLANNING. 44

**Monitoring:** Mitigation will be monitored by Planning Department and Environmental Health Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:** Project Application Materials, Map My County - Riverside County Online GIS Web Application, and Riverside County General Plan Housing Element.

**Findings of Fact:**

- a) The Project site plan excludes the one-family dwelling unit that is permitted in the Wine Country – Winery Zone from the Project area. The project does not propose changes that will change or impact the one-family dwelling unit. Therefore, implementation of the Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- b) Implementation of the Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The Project is an expansion of an existing hotel accommodation associated with a vineyard and winery and will not generate any impacts that require additional housing. No mitigation is required.

- c) Implementation of the Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Please reference Response No. 34.a. above. No impacts are anticipated. No mitigation is required.
- d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the Project cannot create any impacts on such areas. No mitigation is required.
- e) The Project will not result in an increase in population in the area. The additional jobs created as part of the expansion is minimal and are not the type of employment positions that could not be filled from existing residents in the general area. Therefore, implementation of the Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.
- f) Due to the scale of the Project, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

**36. Fire Services**

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524.

Findings of Fact:

According to EIR No. 524, the Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the Wine Country area. The existing conditions determined for EIR No. 524 for environmental analysis included the operation of a small winery at the Project site. The Project does not include additional uses on the Project site that was not considered in the EIR No. 524 traffic analysis; therefore, a traffic impact analysis was not required for this Project and EIR No. 524 MM PSU-Fire to analyze response emergency response times would not apply to the Project. The nearest fire station is located 5.3 miles east of the Project site at 37700 Glen Oaks Road. There are also six other fire stations that serves this area of the County. The RCFD target response time is five minutes. EIR No. 524 Table 4.13-8 provides fire response time by key locations. The Project site is located just west of the Anza Road and Rancho California Road intersection, where the fire response time is 5 minutes and 43 seconds. For fire protection, the Project was conditioned for blue dot reflectors to mark fire hydrants (COA 10. FIRE. 4), the minimum fire flow for fire hydrants shall be

in accordance with California Fire Code and Riverside County Ordinance No. 787 (COA 10. FIRE. 5), a super hydrant shall be located within 400 feet of all structures and in accordance with California Fire Code and Riverside County Ordinance No. 787 (COA 10. FIRE. 6), the entrance gates shall be a minimum of 24 feet in width, and setback of 35 feet from the face of curb/flow line, the gate access shall be equipped with a rapid entry system (COA 10. FIRE. 7), and the building shall install a complete commercial fire sprinkler system (COA 90. Fire. 1). In addition, prior to the issuance of a certificate of occupancy per COA 90. PLANNING. 28, the Project applicant shall comply with the provisions of Ordinance No. 659. This is a standard condition of approval and implements EIR No. 524 MM PSU FIRE -2. Ordinance No. 659 requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

The Project site is not located adjacent to an open space area; therefore, EIR No. 524 MM PSU FIRE-3 that requires a fire protection/vegetation management plan will not apply to the Project. The Project site is not a flag lot; therefore, EIR No. 524 PSU FIRE -4 would not apply to the Project. The Project site includes adequate emergency access from Calle Contento Road. The Project does not include creation of residential lots; therefore, EIR No. 524 MM PSU FIRE ~ 5 would not apply to the Project.

With the inclusion of this standard condition and payment of the DIF, any impacts from implementation of the Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524.

According to EIR No. 524, the law enforcement in the Wine Country area is provided by the Riverside County Sheriff Department. (RCSD). RCSD does not have a uniform standard response time for responding to calls. Response time targets vary according to the priority of the crime being reported, and the RCSD strives to be on scene as soon as practical. The closest RCSD station serving the Project area is Southwest Station located at 30775-A Auld Road, Murrieta, CA. In addition to this station, the department maintains two satellite stations in the City of Temecula – one in Old Town and a second at the Promenade Mall. Implementation of the Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy per COA 90.



PLANNING. 28, the project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

The proposed Project is located within the Temecula Valley Unified School District (TVUSD). Per COA 80. PLANNING .17, impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. Furthermore, the proposed Project is not increasing housing or population and is not anticipated to impact any existing schools in the area. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan.

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (grading and paving of the driveway, parking lot improvement, and adding a bathroom to an existing building), no impacts are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan.

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (grading and paving of the driveway, parking lot improvement, and adding a bathroom to an existing building), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Map My County - Riverside County Online GIS Web Application, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and

Dedications), Ordinance No. 659 (Establishing Development Impact Fees), and Parks and Open Space Department Review.

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the Project (grading and paving of the driveway, parking lot improvement, and adding a bathroom to an existing building), no impacts are expected from the Project to recreational facilities. No mitigation will be required.
- b) The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Due to the nature of the Project (grading and paving of the driveway, parking lot improvement, and adding a bathroom to an existing building), no impacts are expected from the proposed Project. No mitigation will be required.
- c) The Project is located in Community Service Area No. 149. The standard condition to mitigate impacts to CSA No. 149 was applied to the Project. Per COA 80. PLANNING. 22, prior to issuance of a building permit the permit holder shall enter into an agreement with the CSA No. 149 to provide for payment of park and recreation mitigation fees. Impacts will be less than significant. No additional mitigation will be required.

Mitigation: COA 80. PLANNING. 22

Monitoring: Mitigation will be monitored by Planning Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project materials and Temecula Valley Wine Country Design Guidelines

Findings of Fact:

EIR No. 524 MM PSU REC-1 through MM PSU REC-2 requires participation in the development of the trails system in Wine Country. There are two roadside trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The road right-of-way shall be kept free from obstruction once the trails are established. Impacts to trails are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

**TRANSPORTATION/TRAFFIC** Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, Project application materials, Temecula Valley Wine Country EIR No. 524

Findings of Fact:

a,b) The Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; or, conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.



The Project will classify an existing winery as a Class II Winery under the WC-W Zone and proposes to improve site access from Rancho California Road to the winery facility, as well as improve the existing parking lot area and add a 534 SF bathroom facility to the existing building. The Bella Vista Winery was identified as an operating winery to establish existing conditions for EIR No. 524 environmental analysis. The Project does not include any additional uses to what was considered to occur on the Project site for EIR No. 524 analysis; therefore, EIR No. 524 MM TRF-1 would not apply to the Project. The Project is a small winery and not expected to be a trip generating use. Per the County's Traffic Impact Analysis Preparation Guidelines, a traffic study is only required when the project is estimated to generate 100 or more peak hourly trips. The Project does not include a special occasion facility; therefore, a Traffic Management Plan per EIR No. 524 MM TRF-2 would not apply to the Project.

EIR No. 524 MM TRF-3 requires implementation of a Traffic Impact Fee to improve this region's circulation pattern. To improve the overall circulation pattern along Rancho California Road and Calle Contento, the Project was conditioned through COA 80. TRANS. 2 and 90 to dedicate sufficient public street right-of-way for the proposed roundabout at the intersection of Calle Contento and Rancho California Road as determined by the Director of Transportation. The Project was also conditioned through COA 80. TRANS. 5 and COA 90. TRANS. 2 to contribute to roadway improvements in Wine Country to mitigate future impacts associated with the winery. COA 80. TRANS. 5 states that "To fund necessary roadway improvements beyond those in the WRCOG TUMF program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this project site, in order to mitigate cumulative traffic impacts. In the event the funding program for the WCCP is established prior to building permit issuance, then the project shall pay its fees into said funding program or as approved by the Director of Transportation. COA 90. TRANS. 2 requires the project proponent to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824 prior to the issuance of an occupancy permit. Implementation of these Conditions of Approval will reduce impacts to existing infrastructures to a level less than significant.

#### *Site Access*

The main visitor's access is from Rancho California Road. There are two gated sides access off of Calle Contento for delivery, emergency, and residential access. These features improve vehicle safety and operations at the intersection. Both access points would be full access, and provide on-site throat lengths to allow clearance for entering vehicles and space for exiting vehicles to queue. Driveways shall be designed to meet the minimum curb radius and width for bus and fire truck access. The street improvement and site access has been reviewed by the Transportation Department and Fire Department to ensure improvements are satisfactory and have been conditioned to comply with applicable County Ordinances; therefore, EIR No. 524 MM TRF-4 and MM TRF-5 are met.

#### *Parking*

The Project includes improvement to the exiting parking area. 61 parking spaces are provided to accommodate the winery; six of which are ADA parking spaces. The project site also provides an area for limousine and bus parking. The number of proposed parking spaces are adequate to service a Class II Winery.

#### *On-Site Circulation*

The Project provides adequate on-site circulation. The drive aisle line up with each other across the main circulation road and raised medians are provided to separate parking from the main circulation road. The Project includes ADA parking spaces and path of travel near the winery facility and pond area. The Class II Winery site includes six ADA parking spaces with an accessible walking route to the building. Overall, the site provides good on-site circulation for all users.

- c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.
- f) The Project will not affect the need for new roadway maintenance. The Project is located off of Rancho California Road, which is an existing roadway, assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Any impacts are considered less than significant from the Project. No additional mitigation is required.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project will be short-term and considered less than significant. No additional mitigation is required.
- h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts to an adopted emergency evacuation plan. The side entrances off Calle Contento Road provides sufficient emergency access to the Winery and residential site. No impacts are anticipated and no mitigation is required.
- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Additional, the Project site provides for bus parking for guest services. No impacts are expected from the Project and no additional mitigation is required.

**Mitigation:** COA 80. TRANS. 1, COA 80. TRANS. 2, 80. TRANS. 5, 90. TRANS. 2 and COA 90. PLANNING. 31

**Monitoring:** Mitigation is monitored by Planning Department and Transportation Department

---

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

---

**44. Bike Trails**

Incorporated

Source: General Plan Circulation Element, Southwest Area Plan Figure 7 and Temecula Valley Wine Country Design Guidelines

Findings of Fact:

There are two road side trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The road right-of-way shall be kept free from obstruction once the trails are established; thus, impacts to future trails are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review.

Findings of Fact:

a,b)Implementation of the Project will not require or result in the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, sufficient water supplies available to serve the project from existing accounts from Rancho California Water District (RCWD); thus, EIR No. 524 MM HYD-6 to coordinate development with RCWD master planned system is met. The Project is encourage to use reclaimed water once available per COA 10. PLANNING 15; thus, EIR No. 524 MM PSU-WATER -1 is met. The Project's Landscape Plan was reviewed and cleared by the Transportation Department. The Landscape Plan is consistent with County Ordinance No. 859; therefore, EIR No. 524 MM PSU Water-2 and MM PSU-3 are met. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Department of Environmental Health Review

Findings of Fact:

a,b) Implementation of the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects; or, result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

The Project was conditioned to tie into sewer lines recently installed Eastern Municipal Water District (EMWD), and the increase in wastewater caused by the Project is minimal and would not require any additional facilities or wastewater infrastructure, as conditioned through COA 10. E HEALTH.1 and COA 80. E HEALTH. 2. COA 10. E HEALTH. 1 requires commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II (Sewer) Infrastructure Study Area proposing onsite wastewater treatment exceeding cumulative discharges of wastewater flow greater than 1,200 gallons per day shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active. In the meantime, these commercial projects shall be allowed to install a 1,200 gallons per day conventional septic system with engineered flowmeter/diversion valve system to shift flow exceeding that amount to a holding tank under existing Department of Environmental Health authority. The interim conventional system and/or holding tank shall not be used after sewer becomes available and a total of five years. The project proponents shall sign a Project Participation Agreement with Eastern Municipal Water District to financially participate in the sewer project and a copy thereof shall be provided to the Department of Environmental Health.

COA 80. E HEALTH. 2 requires that a "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health.

With implementation of these conditions, EIR No. 524 MM PSU-SEWER -1 and MM PSU-SEWER-2 are met and any impacts are considered less than significant. No additional mitigation is required.



Mitigation: COA 10. E HEALTH.1 and COA 80. E HEALTH. 2.

Monitoring: Mitigation will be monitored by the Department of Environmental Health

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Solid Waste</b>				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan, and Riverside County Waste Management District.

Findings of Fact:

a,b)The main disposal site in the vicinity of the Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The Project would not substantially alter existing or future solid waste generation patterns and disposal services.

The Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. The following standard conditions of approval for waste management was recommended for Project:

- COA 10. WASTE. 1 requires disposal of Hazardous Waste generated in association with the project at a permitted hazardous Waste disposal facility. This COA satisfies EIR NO. 524 MM PSU-WASTE 2 requirement for proper hazardous waste disposal.

- COA 10. WASTE. 2 requires compliance with Assembly Bill 341 that focuses on commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

- Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants.

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

- COA 10. WASTE. 3 requires use of mulch and or compost in the development and maintenance of landscaped areas within the Project boundary. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

- COA 80. WASTE 1 requires the developer/applicant shall submit a Waste Recycling Plan (WRP) to Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During Project construction, the Project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler. This COA satisfies EIR No. 524 MM PSU- WASTE 1 for disposal of construction materials.

- COA 80. WASTE 2 requires that the applicant submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. This COA satisfies EIR No. 524 MM PSU-WASTE 3 for compliance with California Solid Waste Reuse and Recycling Act of 1991.

- COA 90. WASTE. 1 requires that prior to final building inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

- COA 90. WASTE. 2 Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

The Project includes a Landscape plan that includes drought tolerant plants; thus, EIR No. 524 MM PSU-WASTE-5 is met. EIR No. 524 MM PSU-WASTE-3 applies to residential development with a Homeowners Association. This mitigation does not apply to the Project. These conditions are standard conditions applied to project for waste management and are not considered

mitigation under CEQA. Impacts to federal, state, and local statutes and regulations related to solid wastes will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>48. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) The Project is to pave the driveway to the winery site, improve the parking lot, and add a bathroom facility to an existing building. The winery is currently in operation and is consistent with the zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- b) The existing winery uses propane, not natural gas. Therefore, implementation of the Project will not impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- c) The existing winery is currently operating utilizes Verizon communication facilities. The Project is consistent with the zoning for the Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the Project will not impact communication facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.

- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the Project will not impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- e) No street lighting is proposed. Therefore, implementation of the Project will not impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- f) The Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The Project will not have an impact on other governmental services. No mitigation will be required.
- h) Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>49. Energy Conservation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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



<b>OTHER</b>	Incorporated			
<b>50. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

N/A

Mitigation: N/A

Monitoring: N/A

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Implementation of the Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Please reference the discussion in Section 3 (Biological Resources), Section 9 (Cultural Resources – Archaeological Resources), and Section 10 (Cultural Resources – Paleontological Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

with the effects of other current projects)?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation. Furthermore, this is an existing winery and vineyard that was inventoried in EIR No. 524. The Project only proposes a minor expansion, paving the driveway, and improvement to the parking lot. Therefore, no cumulative impacts are anticipated to occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan EIR No. 441 and Temecula Valley Wine Country Community Plan EIR No. 524

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**Appendix A, References**  
**See Enclosed CD**

1. *Air Quality Assessment for Peltzer Winery Expansion*, Prepared for Ms. Carrie Peltzer, Peltzer Winery 40275 Calle Contento Temecula CA 925941 Prepared by Lilburn Corporation dated October 2013.
2. "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015, prepared by Jean Keller, Ph.D.
3. "Geotechnical Investigation for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country Area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated February 6, 2015 by Matrix Geotechnical Consulting, Inc.
4. *Project Specific Water Quality Management Plan Bella Vista Winery of Temecula, Inc., Plot Plan 25740* prepared by Rich Soltysiak, revised date August 19, 2015;
5. "Response to County Comments for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated June 16, 2015 by Matrix Geotechnical Consulting, Inc.
6. *Riverside County Planning Department General Plan December 8, 2015*
7. *Riverside County Land Use Ordinance No. 348.4818*
8. *Temecula Valley Wine Country Plan Environmental Impact Report No. 524*
9. *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for PP25740 (Bella Vista Winery)* prepared by Principe and Associates (August 27, 2015)

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a Class II Winery. The Project will classify an existing winery as a Class II Winery under the Wine Country-Winery (WC-W) Zone. The project includes site access off Rancho California Road along Cilurzo Road, improvement to existing parking lot area to accommodate 61 parking spaces, and adding a 534 square feet bathroom facility to an existing 13,012 square feet building. The Class II Winery will include the following uses: wine tasting room, office rooms, wine production area, retail space, restrooms and storage area. The project area includes an outdoor pond area where visitors may walk or picnic near.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of PLOT PLAN NO. 25740 shall be henceforth defined as follows:

APPROVED EXHIBIT A = PLOT PLAN NO. 25740, EXHIBIT A (SITE PLAN - VINEYARD PLANTING AREA), DATED MAY 2, 2016;

APPROVED EXHIBIT B, C, & M = PLOT PLAN NO. 25740, EXHIBIT B, C, & M (ELEVATION, FLOOR AND MATERIALS PLAN), DATED OCTOBER 1, 2015;

APPROVED EXHIBIT G = PLOT PLAN NO. 25740, EXHIBIT G (GRADING PLAN), DATED MAY 2, 2016;

APPROVED EXHIBIT L = PLOT PLAN NO. 25740, EXHIBIT L (LANDSCAPE PLAN), DATED MAY 2, 2016.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

Additionally, the following SCAQMD CEQA Air Quality Handbook Dust Control Measures shall also apply:

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -CODE/ORDIANCE REQ RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -CODE/ORDINANCE REQ (cont.)

RECOMMND

from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

E HEALTH DEPARTMENT

10.E HEALTH. 1 TVWC SEWER CONNECT-COMMERCIAL

RECOMMND

Commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II (Sewer) Infrastructure Study Area proposing onsite wastewater treatment exceeding cumulative discharges of wastewater flow greater than 1,200 gallons per day shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

In the meantime, these commercial projects shall be allowed to install a 1,200 gallons per day conventional septic system with engineered flowmeter/diversion valve system to shift flow exceeding that amount to a holding tank under existing Department of Environmental Health authority. The interim conventional system and/or holding tank shall not be used after sewer becomes available and a total of five years. The project proponents shall sign a Project

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.E HEALTH. 1 TVWC SEWER CONNECT-COMMERCIAL (cont.) RECOMMND

Participation Agreement with Eastern Municipal Water District to financially participate in the sewer project and a copy thereof shall be provided to the Department of Environmental Health.

10.E HEALTH. 2 USE - POOL AND PONDS RECOMMND

Existing pool and pond for this project are not properly permitted by the Department of Environmental Health for conformance to California Health and Safety Code, Section 116025-116068, California Code of Regulations Title 22, and California Code of Regulations Title 24, Chapter 31B. Prior to use for any commercial purposes, please consult your local Environmental Health Office, District Enviromental Services at (951) 461-0284.

10.E HEALTH. 3 USE - 100% PREPACK & WINE ONLY RECOMMND

As of 3/7/2016, Bella Vista Winery currently only has a 100% pre-packaged food permit and bar only does wine tasting. Prior to any handling of open foods or drinks other than wine made on-site, will require evaluation and approval from this Department. Please contact (951)461-0284 for additional details.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 5 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be in accordance with California Fire Code and Riverside County Ordinance 787. Approved fire hydrants must be available before any combustible material is placed on the job site. Fire flow will be reviewed upon receipt of building plans.

10.FIRE. 6 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of all structures and in accordance with California Fire Code and Riverside County Ordinance 787.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be a minimum of 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Automatic gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25740 is a proposal to legalize an existing winery facility into a Class II Winery in the Rancho California area. The 24.6-acre site is located on the southeast corner of Rancho California Road and Calle Contento Road. The site is Parcel 3 of Parcel Map 9743.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The northeast corner of the site is impacted by the 100-year

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Zone A floodplain limits for Long Valley Wash as delineated in the Long Valley Wash Special Study dated October 2002. The site straddles a ridge-line and naturally drains in two different directions. The western portion and bulk of the site drains to the west to Calle Contento Road then stormwater runoff proceeds north to Long Valley Wash. The eastern portion of the site drains in a northeasterly direction directly to Long Valley Wash natural watercourse. Since the site is along a ridge-line there is little tributary offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the Water Quality Management Plan (WQMP) are met. This project does not include any existing or proposed District maintained facilities and the review of the drainage plan and the preliminary WQMP are being processed by the Transportation Department.

There are three existing buildings on the site that are utilized with this proposal. Research indicated that building permits were issued 1981 and historic aerial photos show all three buildings were constructed prior to 1983. Since the permitted construction for the three buildings was completed prior to the adoption of the Murrieta Creek Area Drainage Plan (ADP) in 1986, the existing buildings will not be charge the ADP fee.

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



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

of the grading permits or issuance of the building permits if grading permits are not issued.

PARKS DEPARTMENT

10.PARKS. 1 USE - TRAILS RECOMMND

There are two road side trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The road right-of-way shall be kept free from obstruction once the trails are established.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B AND C dated October 2, 2015.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 9 a.m. to 7 p.m., Monday through Sunday.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

a.For the wine production/barrel rooms and office area parking spaces will be based on industrial uses

i.If the number of employees are known, the number of parking will be calculated using the parking ratio 1 space per 2 employees;

ii.If the number of employees are unknown, use the following parking ratios

- 1.Office area use 1 space per 250 s.f. of office area
- 2.Storage area use 1 space per 1,000 s.f. of storage area
- 3.Production/barrel fermentation area (fabrication) use 1 space per 500 s.f.
- 4.Uncommitted to any type of use 1 space per 500 s.f.

b. For serving areas and tasting area 1 space per 45 s.f. of serving area plus 1 space per 2 employees

c. General retail area 1 space per 200 s.f. of gross floor area

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 17 USE - RESIDENCE NOT A PART RECOMMND

The APPROVED EXHIBIT A PP25740 Site Plan includes an area that is labeled "Not A Part" that is currently used as an one-family dwelling unit that is permitted in the Wine Country-Winery (WC-W) Zone. No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except in the area that is labeled "Not A Part" as shown on the APPROVED EXHIBIT A.

10.PLANNING. 18 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted uses the permittee shall maintain and keep in effect valid licensing from the County Environmental Health Department, County Transportation and Land Management Agency, and California Department of Alcoholic Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

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



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 29 USE - PERMIT SIGNS

RECOMMND

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

10.PLANNING. 31 USE - 3RD & 5TH DIST DSGN STDS

RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001; as well as the TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES, adopted by the Board of Supervisors, March 11, 2014.

10.PLANNING. 34 USE - VINEYARD MAINTENANCE

RECOMMND

Seventy-five percent of the net project area of 20.61 acres, approx. 15.46 acres shall be planted with vineyards. The approved Plot Plan provides seventy-six and two-thirds percent, approximately 15.80 acres of vineyards. The planting requirement shall be maintained for the life of the permit. To achieve the seventy-five percent planting requirement, fifteen percent of the net project area may include the planting of olive trees and the remaining sixty percent of the net project area shall be planted in vineyards. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the planting

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - VINEYARD MAINTENANCE (cont.) RECOMMND

requirement shall have a minimum average density of 100 olive trees per acres.

10.PLANNING. 35 USE - WINE PRODUCTION RECOMMND

Seventy-five percent of grapes utilized in wine production and retail wine sales shall be grown in Riverside County except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area and during the first three years from the conditional use permit's effective date. Of wine sold by a winery, at least fifty percent of the wine shall be produced on the Winery's premise. Plot Plan No. 25740 permits a Class II Winery, as such the winery area shall be at least 1,500 square feet and shall produce at least 3,500 gallons of wine annually as determined by the County Agricultural Commissioner.

10.PLANNING. 36 USE - GEO02429 RECOMMND

County Geologic Report (GEO) No. 2429, submitted for this project (PP25740) was prepared by Matrix Geotechnical Consulting, Inc. and is entitled: "Geotechnical Investigation for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country Area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated February 6, 2015. In addition, Matrix Geotechnical Consulting, Inc. submitting the following: "Response to County Comments for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated June 16, 2015.

This document is herein incorporated in GEO02429.

GEO02429 concluded:

- 1.The site is not located within a State of California Earthquake Fault Zone and there are not any known faults (active, potentially active, or inactive).
- 2.The possibility of damage from ground rupture is considered nil.
- 3.There was no indication of the presence of landslides on or directly adjacent to the site.
- 4.Groundwater is not expected to be a constraint for the proposed construction.
- 5.Cohesive soil may not be susceptible to liquefaction.
- 6.The potential for seiche and/or tsunami waves is

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - GEO02429 (cont.)

RECOMMND

considered to be nil.

7.The effects of lateral spreading on the site are considered to be nil.

GEO02429 Recommended:

1.Prior to grading of areas that may receive fill, structures or other improvements those areas should be cleared of surface obstructions, existing debris and stripped of vegetation.

2.All non-engineered fill on the site is prone to potential settlement and should be overexcavated to underlying Pauba Formation.

GEO No. 2429 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2429 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 37 USE - PDA04943 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No 4943, submitted for this project (PP25740) was prepared by Jean Keller, Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

## 10. GENERAL CONDITIONS

### 10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
    - (1) The MLD identified fails to make a recommendation; or
    - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

### 10.PLANNING. 39 USE - UNANTICIPATED RESOURCES

RECOMMND

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 39 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 40 USE - TRAILS RECOMMND

There are two road side trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The ROW shall be kept free from obstruction once the trails are established.

10.PLANNING. 41 USE - SCAQMD APPLICABLE RULE 403 RECOMMND

During Construction and operation the Project shall comply with the following SCAQMD Applicable Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Water active sites at least three times daily (locations where grading is to occur will be thoroughly watered prior to earthmoving).
- All trucks hauling dirt, sand, soil, or other loose

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 41 USE - SCAQMD APPLCBLR RULE403 (cont.) RECOMMND

materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).

- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
- Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.

10.PLANNING. 42 USE - CONSTRCT EQUIP/EXHAUST RECOMMND

The Project shall mitigate potential air quality impacts from Construction Equipment and Vehicles Exhaust Emissions:

- Select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include, but are not limited to, use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas) as deemed appropriate by the County during application review.
- Include a statement on the final grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- Utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, as deemed appropriate by the County during application review (see GHG-1 for criteria).
- Include a statement on the final grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- Time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if deemed necessary by the County to maintain acceptable levels of service and safety, a flag person shall be retained to maintain safety adjacent to existing roadways.
- Use EPA-rated engines of Tier 3 or better, or prevailing ARB construction fleet

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 42 USE - CONSTRCT EQUIP/EXHAUST (cont.)

RECOMMND

specifications. - Supply construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators, where reasonable and feasible. - Retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below: a)During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b)During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations. c)Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d)Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. e)Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.

As well as the following exhaust emissions control measures outlined in the Project's Air Quality Study:

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

10.PLANNING. 43 USE - TEMECULA BOMB SITE 107

RECOMMND

The Project site is not within the Temecula Bombing Site Target 102 Formerly Used Defense Site. However, it is in close proximity of the formerly used defense site and caution should be taken in case an unexploded ordinance is found. If unexploded ordinances are identified during earth

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 43 USE - TEMECULA BOMB SITE 107 (cont.) RECOMMND

disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense 2004) will be implemented.

10.PLANNING. 44 USE - CONSTRUCTION NOISE RECOMMND

Construction activity noise is restricted by ordinance to occur during hours of lesser sensitivity. Construction within one-quarter (1/4 mile) from an inhabited dwelling is exemption from noise standards occurs provided that:

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and

-Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

-To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.

-Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

-Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).

- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - CONSTRUCTION NOISE (cont.)

RECOMMND

-Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

A list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction shall be submitted to the Planning Department. These measures may include the following:

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and - A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

SURVEY DEPARTMENT

10.SURVEY. 4 USE - R-O-W EXCEEDS/VACATION

RECOMMND

If the existing right-of-way along Calle Contento per County Standard No. 103, Ordinance 461, exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.TRANS. 1                   USE - STD INTRO (ORD 461) (cont.)                   RECOMMND

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

10.TRANS. 2                   USE - COUNTY WEB SITE                   RECOMMND

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

10.TRANS. 3                   USE - INCREASE RUNOFF CRITERIA                   RECOMMND

INCREASED RUNOFF CRITERIA:  
The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.TRANS. 3 USE - INCREASE RUNOFF CRITERIA (cont.) RECOMMND

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

\*\*\*\*\* Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour

10.TRANS. 4 USE - DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 5 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.TRANS. 5 USE - INCREASED RUNOFF (cont.) RECOMMND

this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants.

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10.WASTE. 2 USE - AB 341 (cont.)

RECOMMND

For more information, please visit:  
[www.rivcownm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3 USE - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

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

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN NINETY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN NINETY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

20. PRIOR TO A CERTAIN DATE

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 USE - SLOPE STABILITY ANLY

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS (cont.)                   RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG               RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                  USE- BMP CONST NPDES PERMIT               RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                  USE - SWPPP REVIEW                   RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.)

RECOMMND

Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 EPD - GRADING PLAN CHECK

RECOMMND

Prior to the issuance of a grading permit EPD must review the plan to confirm grading limits and to ensure that no impacts to MSHCP Riparian/Riverine habitat will occur.

60.EPD. 2 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report,

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2                      EPD - MBTA SURVEY (cont.)                      RECOMMND

documenting the results of the survey, to EPD for review.

60.EPD. 3                      EPD - 30 DAY BURROWING OWL SUR                      RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      USE MITCHARGE                      RECOMMND

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

Plot Plan 25740 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 USE MITCHARGE (cont.)

RECOMMND

the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 3.63 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 24.6 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25740 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

avoid construction delays.

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

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Safeguard Artifacts Being Excavated in Riverside County  
(SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 USE - FINAL WQMP RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2010-0016. to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - FINAL WQMP (cont.)

RECOMMND

required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The preparer of the Final WQMP shall address the following conditions of approval on the Preliminary WQMP.

1. The Preparer shall include CC&Rs in the Final WQMP, which must be signed and recorded by the County.
2. The Preparer will need to provide further information regarding the infiltration testing that was done, and provide proof that infiltration testing was performed with the proposed infiltration basin footprint for the Final WQMP.
3. The Preparer shall address any final comments from the County of Riverside.
4. The Applicant shall provide the County with two original copies of the WQMP, "wet signed" and sealed by the Applicant's Engineer. The Applicant shall "wet sign" the Project Owner's Certification and include the Notary Acknowledgement page in the WQMP. Additionally, the preparer shall "wet sign" and "stamp" the Preparer's Certification page in the WQMP.
5. The Applicant shall provide two digital copies on CD of the Final WQMP documents.
6. The Applicant shall provide the original "wetsigned" copy of the County's Maintenance Agreement to be included with the WQMP.

60.TRANS. 4 USE - WQMP EASEMENTS

RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1                   USE - FOOD PLANS REQD                   RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2                   USE - SEWER WILL SERVE                   RECOMMND

Provide "First Release" Letter in regards to connection to sewer with Eastern Municipal Water District (EMWD). Existing septic system must be properly abandoned under permit with Building and Safety, with coordination with Environmental Health.

EPD DEPARTMENT

80.EPD. 1                   USE - MBTA SURVEY                   RECOMMND

Prior to the issuance of building permits the biologist who performed the MBTA survey(s) must submit a written report to EPD for review. The report must at a minimum provide survey results and details regarding any mitigation measures that may have been employed to avoid take of any MBTA covered species.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

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

Plot Plan 25740 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 3.63 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT C.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance Nos. 655 and 915, as well as the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25740, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 21 USE - PLANTING REQUIREMENT RECOMMND

Fifty percent of the vineyard requirement, which equals approximately 10.3 acres, shall be planted prior to issuance of a building permit for the winery.

80.PLANNING. 22 USE - ANNEX INTO CSA149A RECOMMND

Contact Riverside County Economic Development Agency - Community Services Division to annex into Community Service Area (CSA) 149A.

TRANS DEPARTMENT

80.TRANS. 1 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

The project proponent shall dedicate sufficient public street right-of-way for the proposed roundabout at the intersection of Calle Contento and Rancho California Road as determined by the Director Transportation.



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - DIF PRIOR TO FINAL RECOMMND

Prior to the final inspection, applicants are required to pay the fee required per the Development Impact Fee Ordinance No. 659.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

09/12/16  
08:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 45

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

09/12/16  
08:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND  
and Safety Department clearance.

BS PLNCK DEPARTMENT

90.BS PLNCK. 1 USE - UNPERMITTED STRUCTURES RECOMMND  
PER LETTER FROM OWNERS DATED MAY 25, 2016, WINERY IS TO BE PERMITTED, INCLUDING TASTING ROOM AND PALAPA. PLANS AND ALL REQUIRED DOCUMENTATION ARE TO BE SUBMITTED WITHIN 90 DAYS OF APPROVAL ON PP25740.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT RECOMMND  
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 3 USE - HAZMAT BUS PLAN RECOMMND  
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

FIRE DEPARTMENT

90.FIRE. 1 PC-#12A-SPRINKLER SYSTEM RECOMMND  
Install a complete commercial fire sprinkler system (per NFPA 13, 2013 Edition) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the Project Structural Engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 25 feet from the building(s). Sprinkler riser room must have indicating exterior and/or interior door signs. Plans must be submitted in triplicate with current fee to the Fire Department for review and approval prior to installation.  
Permit number, name of business or project must be on the



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 PC-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

plans by the job site address.

Applicant/developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. (contact Fire Department for guideline handout)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of fifty-nine (59) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of centered at the interior end of the parking space at a height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a clearly and conspicuously stating the following:  
"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block or landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - EXISTING STRUCTURES (cont.) RECOMMND

of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 24.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25740 is calculated to

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

be 4.81 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25740 has been calculated to be 4.81 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - PLANTING REQUIREMENT RECOMMND

A total of seventy-five percent of the net project area shall be planted in vineyards and olive trees, if the olive trees are a part of the planting percentage, prior to building permit final inspection approval, which is approximately 15.46 acres of the entire winery site.

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - LOADING SPACES RECOMMND

A minimum of ONE (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 32 USE - SIGNAGE REQUIREMENT RECOMMND

Idling of on- an doff-road heavy duty diesel vehicles for more than five minutes is prohibited.

A sign at the loading/delivery area shall be posted directing drivers of heavy duty diesel vehicles to shut down their vehicles after five minutes of idle time.

SURVEY DEPARTMENT

90.SURVEY. 1 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing excess dedicated rights-of-way per County Standard No. 103, Ordinance 461, along Calle Contento. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Calle Contento, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

TRANS DEPARTMENT

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County



PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - IMP PLANS (cont.) RECOMMND

Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 5 USE - DEDICATION RECOMMND

Calle Contento at Rancho California Road along project boundary is designated COLLECTOR road and said road shall be improved with 40 foot (18' west of centerline and 22' east of centerline) full-width AC pavement and rolled AC dike (for left-turn lane), match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 81' (37' project side and 44' on the other side of centerline) full-width dedicated right-of-way in accordance with County Standard No. 103, Section "B", Ordinance 461. (Modified for reduced improvement from 44' to 40' AC pavements.)

NOTE: Acceleration and deceleration AC pavement lane shall be constructed on Rancho California Road at Calle Contento per County Standard No. 803, Ordinance 461.

Cilurzo Road along project boundary is designated LOCAL road and said road shall be improved with 32 foot full-width AC pavement and 8' graded shoulder within the 55' to 56' (30' west of centerline and 25' to 26' east of centerline) full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A", Ordinance 461. (Modified for reduced right-of-way from 60' to 55' to 56'.).

NOTE: 1. Acceleration and deceleration AC pavement lane shall be constructed on Rancho California Road per

PLOT PLAN:TRANSMITTED Case #: PP25740

Parcel: 951-140-056

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - DEDICATION (cont.) RECOMMND

County Standard No. 803, Ordinance 461.

2. The project proponent shall provide and record off-site grading easement for proposed 24' AC main driveway prior to start of construction.

90.TRANS. 6 USE - R-O-W DEDICATION 1 RECOMMND

The project proponent shall dedicate sufficient public street right-of-way for proposed roundabout at the intersection of Calle Contento and Rancho California Road as determined by the Director of Transportation.

90.TRANS. 7 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification,

90.TRANS. 8 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through

**LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: February 18, 2015

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Archaeology – H. Thomson  
P.D. Landscaping Section-M. Hughes  
Riv. Co. Surveyor – B. Robinson  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 149 c/o EDA  
3rd District Supervisor

3rd District Planning Commissioner  
Temecula Valley Unified School Dist.  
City of Temecula  
Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Reg. Qlty. Control Brd. San Diego  
Air Qlty. Mgt. South Coast

**PLOT PLAN NO. 25740** – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan -- Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V) – **REQUEST:** The Plot Plan is proposing to legalize an existing winery facility into a Class II Winery. The project includes wine tasting room, office, production area, retail space and storage area. The project also includes 83 parking spaces. – APN: 951-140-056 – Related Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 12, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.cityoftemecula.org](http://www.cityoftemecula.org)

March 26, 2015

Ms. Phayvanh Nanthavongdouangsy  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**SUBJECT: PP25740, Plot Plan to legalize Belle Vista Winery as a Class II Winery at APN 951-140-056**

Dear Ms. Nanthavongdouangsy:

Thank you for the opportunity to respond to the above mentioned proposed project. After a review of the project, the City of Temecula has no comments regarding the project as proposed. If there are significant alterations to the project, the City of Temecula would like an opportunity to review revised plans and project information.

Thank you again for the opportunity to respond to this project. If you have any questions regarding this subject please contact me by telephone at (951) 693-3918 or by email at [dale.west@cityoftemecula.org](mailto:dale.west@cityoftemecula.org).

Sincerely,

Dale West  
Associate Planner

cc: Armando G. Villa, AICP, Director of Community Development



March 10, 2015

*Board of Directors*

*President*

Randy A. Record

Riverside County Planning Department - Riverside

*Vice President*

David J. Slawson

P.O. Box 1409

Riverside, CA 92502-1409

*Directors*

Joseph J. Kuebler, CPA

Philip E. Paule

Ronald W. Sullivan

Attention: Phayvanh Nanthavongdouangsy

Gentlemen:

*General Manager*

Paul D. Jones II, P.E.

**Subject:** Initial Case Transmittal Plot Plan No. 25740. Bella Vista Winery of Temecula. Rancho California Zoning Area. APN: 951-140-056.

*Treasurer*

Joseph J. Kuebler, CPA

The subject project is located in EMWD's sewer service area. If this project requires service connections to EMWD's sewer system, then, details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

*Chairman of the Board,  
The Metropolitan Water  
District of So. Calif.*

Randy A. Record

*Legal Counsel*

Lemieux & O'Neil

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at [www.emwd.org](http://www.emwd.org). This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:



- 1- Technical evaluation of the project's preliminary design
- 2- Defined facility requirements, i.e. approved POS
- 3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,



Maroun El-Hage, M.S., P.E.

Senior Civil Engineer - New Business Dept. - Extension x4468 -- [El-hagem@emwd.org](mailto:El-hagem@emwd.org)

ME:pn

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 18, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Archaeology – H. Thomson  
P.D. Landscaping Section-M. Hughes  
Riv. Co. Surveyor – B. Robinson  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 149 c/o EDA  
3rd District Supervisor

3rd District Planning Commissioner  
Temecula Valley Unified School Dist.  
City of Temecula  
Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Reg. Qlty. Control Brd. San Diego  
Air Qlty. Mgt. South Coast

**PLOT PLAN NO. 25740** – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-CV) – **REQUEST:** The Plot Plan is proposing to legalize an existing winery facility into a Class II Winery. The project includes wine tasting room, office, production area, retail space and storage area. The project also includes 83 parking spaces. – APN: 951-140-056 – Related Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 12, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

March 9, 2015

Phayvanh Nanthavongdouangsy, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Plot Plan No. 25740**

**Proposal: The project proposes to legalize an existing winery facility into a Class II Winery. This includes a wine tasting room, office, production area, retail space, and storage area.**

**APN: 951-140-056**

Dear Ms. Nanthavongdouangsy:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located at the southeast corner of Rancho California Road and Calie Contento intersection in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate

record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
  - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

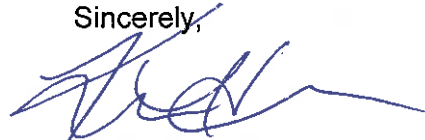
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

7. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
  - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
  - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.
8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Phayvanh Nanthavongdouangsy, Project Planner  
PP25740  
March 9, 2015  
Page 3

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

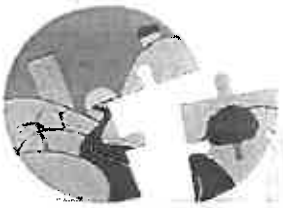
Sincerely,

A handwritten signature in blue ink, appearing to read 'Kinika Hesterly', with a long horizontal flourish extending to the right.

Kinika Hesterly  
Urban Regional Planner II

PD# 171341





RIVERSIDE COUNTY  

---

PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

May 03, 2016

Pechanga Cultural Resources Department  
Ebru Ozdil  
P.O. Box 2183  
Temecula, CA 92593

RE: AB 52 Consultation Conclusion Letter Plot Plan No. 25740

Dear Ms. Ozdil,

An AB 52 notification for Plot Plan No. 25740, was sent to you on July 07, 2015. On August 18, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Pechanga/ Temecula Band of Luiseno Indians for AB 52 consultation on the Project.

On December 29, 2015 the Planning Department provided you by email, a copy of the cultural report entitled (PDA04943); "*A Phase I Cultural Resource Assessment of Bella Vista Winery, Plot Plan 25740*", authored by Jean Keller and dated August 2015. This email also included the Conditions of Approval for this project. In a videoconference meeting on January 20, 2016 Pechanga requested the Geo report and grading plans because the project was less than ½ mile from some known human remains. These were sent to you on January 25, 2016.

At this time, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga and considers AB 52 consultation concluded as of this letter's date.

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

12/29/15  
13:13

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 37 USE - PDA04943 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No 4943, submitted for this project (PP25740) was prepared by Jean Keller, Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10. PLANNING. 39 USE - UNANTICIPATED RESOURCES

RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

c) Further ground disturbance shall not resume within the

12/29/15  
13:13

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP25740

Parcel: 951-140-056

10. GENERAL CONDITIONS

10. PLANNING. 39

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

area of the discovery until an agreement has been reached  
by all parties as to the appropriate preservation or  
mitigation measures.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning Commercial Citrus/Vineyard (C-C/V) – REQUEST: The Change of Zone proposes to change the site's existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project will improve site access off Rancho California Road along Cilurzo Road, improve the existing parking lot area to accommodate 61 parking spaces, and add a 534 SF bathroom facility to an existing 13,012 SF building. The Class II Winery will include the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**SEPTEMBER 21, 2016**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Phayvanh, at 951-955-6573 or email pnanthav or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Phayvanh Nanthavongdouangsy  
P.O. Box 1409, Riverside, CA 92502-1409

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning Commercial Citrus/Vineyard (C-C/V) – REQUEST: The Change of Zone proposes to change the site's existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project will improve site access off Rancho California Road along Cilurzo Road, improve the existing parking lot area to accommodate 61 parking spaces, and add a 534 SF bathroom facility to an existing 13,012 SF building. The Class II Winery will include the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**SEPTEMBER 21, 2016**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Phayvanh, at 951-955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. The proposed mitigated negative declaration has a 20-day review period and was posted for review on August 31, 2016. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Phayvanh Nanthavongdouangsy  
P.O. Box 1409, Riverside, CA 92502-1409



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/7/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers 951-140-054, 055, 056 For

Company or Individual's Name Planning Department

Distance buffered 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

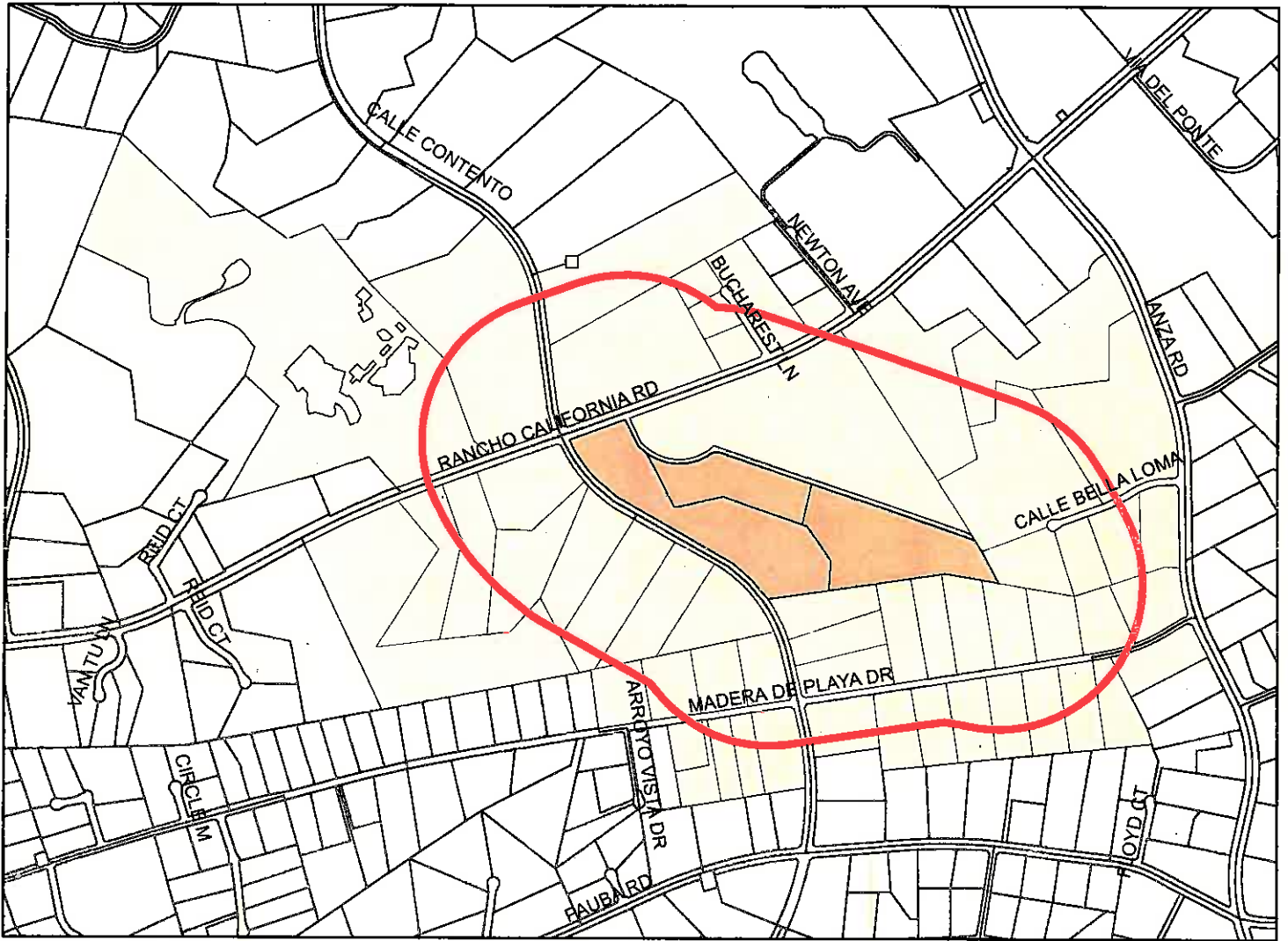
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*valid until  
March 2016  
b1*

**127064**

**APN: 951-140-054, 055, 056 (1200 feet buffer)**



**Selected Parcels**

951-140-035	951-100-001	943-250-023	943-250-018	951-140-004	951-100-002	951-100-003	951-100-004	951-100-005	951-100-006
951-130-003	951-130-024	951-130-025	951-140-014	951-140-037	951-130-012	951-140-038	951-140-054	951-140-055	951-140-056
951-130-011	951-130-007	951-140-036	943-250-014	951-130-013	951-130-004	951-140-001	951-140-008	951-140-013	943-250-012
951-270-001	951-140-003	943-250-017	951-130-005	951-140-016	951-140-007	943-120-025	951-140-065	951-140-041	951-130-006
951-140-012	951-140-033	951-130-008	951-140-005	951-140-006	951-270-009	951-140-011	951-140-046	943-120-022	951-140-015
943-250-013	951-140-042	951-140-010	943-250-019	951-140-034	951-140-009	951-130-014	951-140-002		



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

ASMT: 943120022, APN: 943120022  
KOO INTERNATIONAL CORP, ETAL  
323 WEST COURT STE 301  
SAN BERNARDINO CA 92401

ASMT: 943250019, APN: 943250019  
MARVIN SMOTRICH, ETAL  
4957 CALVIN AVE  
TARZANA CA 91356

ASMT: 943120025, APN: 943120025  
LOUIDAR  
33820 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 943250023, APN: 943250023  
CALVARY CHAPEL BIBLE FELLOWSHIP INC  
34180 RCH CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 943250012, APN: 943250012  
KENNETH VEASEY  
30520 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 951100001, APN: 951100001  
TRUST, ETAL  
33515 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943250013, APN: 943250013  
COLLEEN KLINE, ETAL  
PO BOX 893713  
TEMECULA CA 92589

ASMT: 951130004, APN: 951130004  
GINA WEAVER, ETAL  
33740 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 943250014, APN: 943250014  
DENISE KILPATRICK, ETAL  
40853 BUCHAREST ST  
TEMECULA, CA. 92591

ASMT: 951130005, APN: 951130005  
LAURA STEARN  
P O BOX 15876  
NEWPORT BEACH CA 92659

ASMT: 943250017, APN: 943250017  
KATHY CONOVER, ETAL  
158 GRANADA AVE  
LONG BEACH CA 90803

ASMT: 951130006, APN: 951130006  
MADERA RESERVE  
C/O AYAN CHATTERJEE  
7 SALVO  
IRVINE CA 92606

ASMT: 943250018, APN: 943250018  
CALVARY CHAPEL BIBLE FELLOWSHIP  
34180 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 951130007, APN: 951130007  
JEAN FERRE  
33966 MADERA DE PLAYA DR  
TEMECULA, CA. 92592



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

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Cahuilla Band of Indians  
52701 Hwy. 371 Suite B  
P.O. Box 391760  
Anza, CA 92539

California Regional Water Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92105

Department of Toxic Substances  
Control  
1001 I Street  
P.O. Box 806  
Sacramento, CA 95812

Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590

Bella Vista Winery of Temecula  
Irmí and Gizella Cziráki  
41220 Calle Contento  
Temecula CA 92592

Repliez à la hauteur afin de  
Sens de  
ATTN: Elizabeth Lovested  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Perris, CA 92570

Santa Rosa  
Band of Cahuilla Mission Indians  
325 N. Western St.  
Hemet, CA 92343

Attn: Anna Hoover ,Cultural Resources  
Committee, Pechanga Band of Luiseno  
Mission Indians  
P.O. Box 2183  
Temecula ,CA 92593

Palomar Observatory  
P.O. Box 2000  
Palomar Mountain, CA 92060

South Coast Air Quality Management  
District  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Southern California Association of  
Governments  
818 W. 7<sup>th</sup> St, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

Étiquettes faciles à peeler  
Soboba Cultural Resource Dept.  
P.O. Box 487  
San Jacinto A 92581

ATTN: Dale West, Associate Planner  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Ramona Band of Mission Indians  
3940 Cary Rd.  
P.O. Box 391670  
Anza, CA 92539

Temecula Winegrowers Association  
P.O. Box 1601  
Temecula, CA 92593

Attn: Maroun El-Hage, M.S, P.E.  
Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

Southern California Association of  
Governments  
818 W 7th St, 12th Floor  
Los Angeles, CA 90017

Los Coyotes Band of Mission Indians  
P.O. Box 189  
Warner, CA 92086



ASMT: 951140042, APN: 951140042  
SKATE RANCH  
C/O G B VAN ROEKEL  
42642 RIVERA DR  
TEMECULA CA 92592

ASMT: 951140056, APN: 951140056  
GIZELLA CZIRAKI, ETAL  
2242 OLD HIGHWAY 395  
FALLBROOK CA 92028

**MDMG, Inc.**  
41635 Enterprise Circle North  
Suite B  
Temecula, CA 92590







# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**Change of Zone No. 7864 and Plot Plan No. 25740**

*Project Title/Case Numbers*

Phayvanh Nanthavongdouangsy

951-955-6573

*County Contact Person*

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Bella Vista Winery of Temecula

41220 Calle Contento Temecula CA 92592

*Project Applicant*

*Address*

41220 Calle Contento Temecula CA 92592

*Project Location*

Change of Zone No. 7864 - proposes to change the existing zoning of Citrus Vineyard-10 acre min(CV-10) zone and Commercial - Citrus/Vineyard zones to Wine Country-Winery (WC-W) zone. Plot Plan No. 25740 proposes to update an existing winery into a Class II Winery that is permitted in the WC-W Zone. PP25740 includes minor improvements to the winery site including construction of a driveway from Cilurzo Road to the winery site, parking lot improvement to provide 61 parking spaces and addition of a 534 square foot bathroom facility to the existing winery building. The total square footage of the winery will then be 13,546 square feet. The Class II Winery will be used for wine tasting with gift sales area, wine production, office space, and storage. Based on the Environmental Assessment No. 42766 evaluation, it was determined 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 have been made or agreed to by the Project proponent. A Mitigation Negative Declaration was prepared.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

*Signature*

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42766 ZCFG 06150

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1501267

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: BELLA VISTA OF TEMECULA \$50.00  
paid by: CK 10476  
EA42766  
paid towards: CFG06150 CALIF FISH & GAME: DOC FEE  
at parcel: 41220 CALLE CONTENTO TEM  
appl type: CFG3

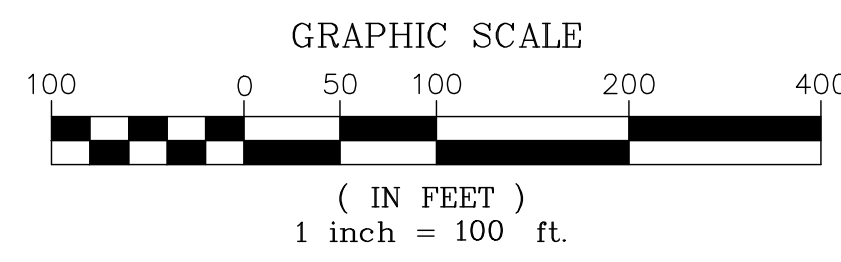
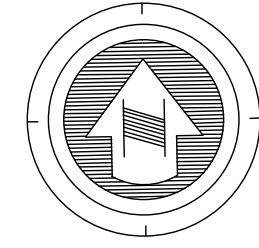
By \_\_\_\_\_ Feb 06, 2015 16:55  
MGARDNER posting date Feb 06, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

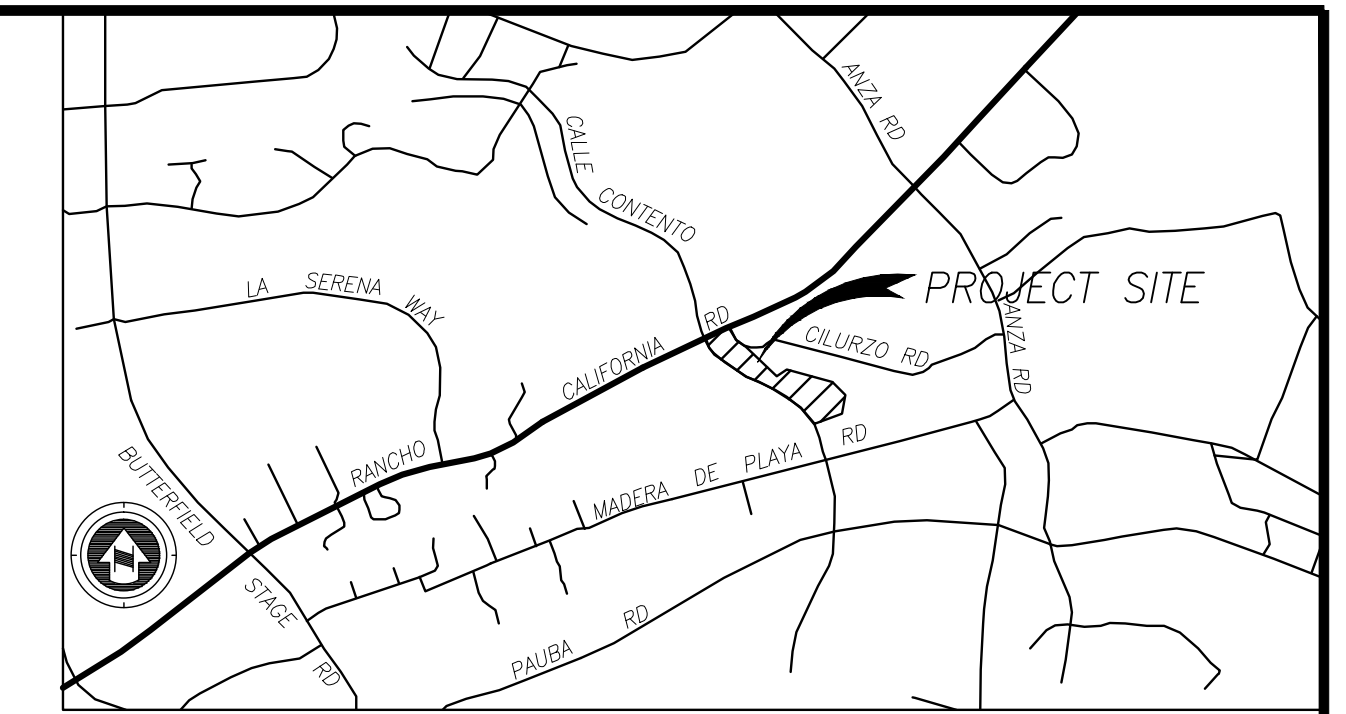
Overpayments of less than \$5.00 will not be refunded!





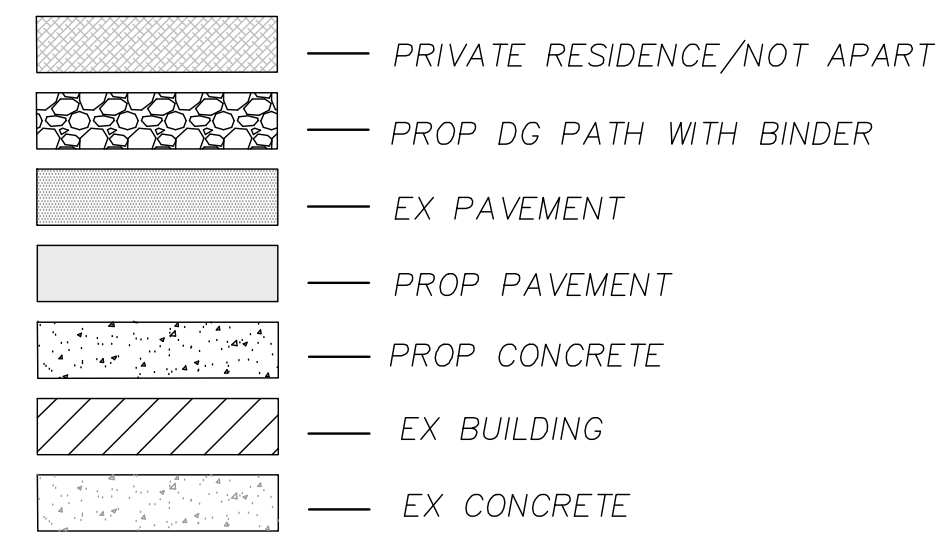
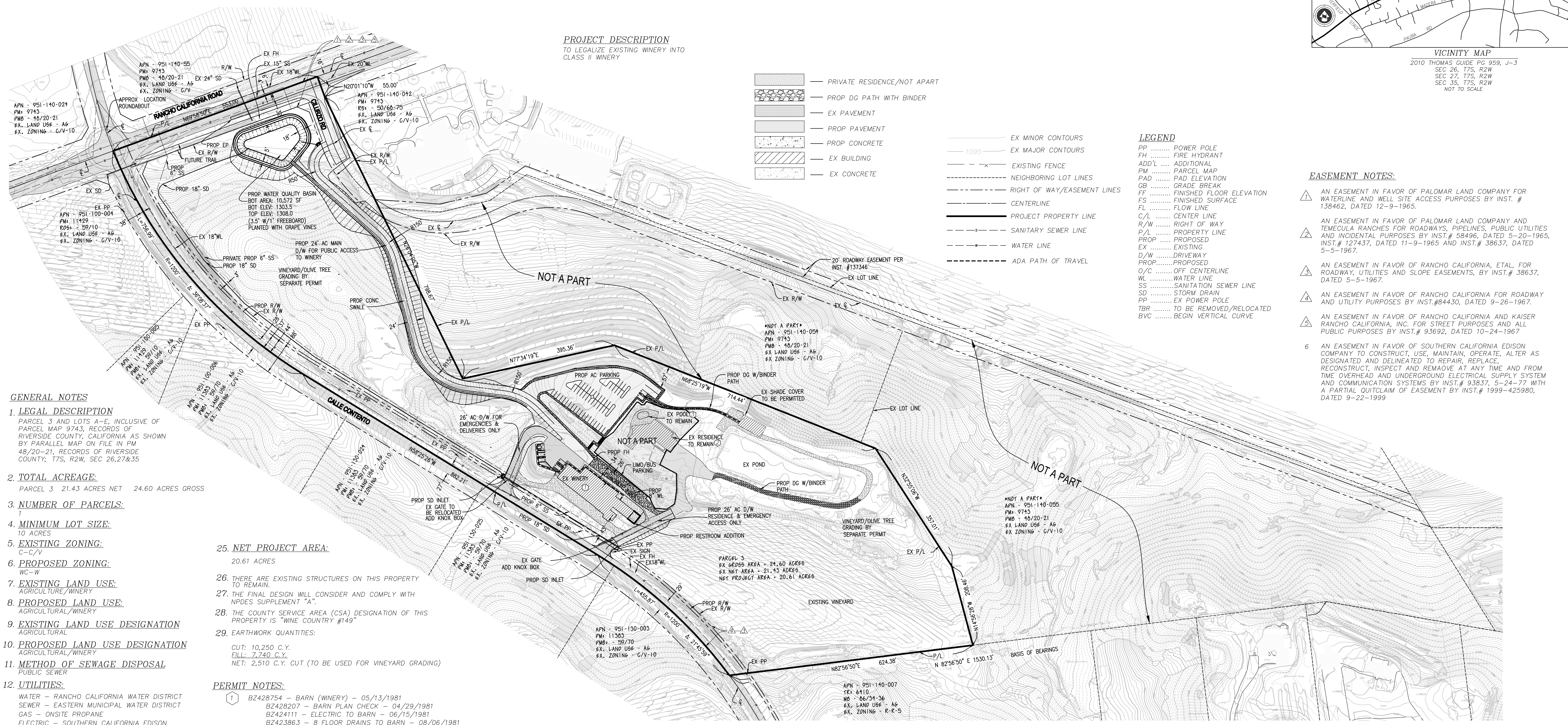
CASE: PP25740 AMD. NO. 3  
 EXHIBIT: A  
 DATE: 5-2-2016  
 PLANNER: P. NANTHAVONGDOUANGSY

# PLOT PLAN 25740



VICINITY MAP  
 2010 THOMAS GUIDE PG. 959, J-3  
 SEC 26, T7S, R2W  
 SEC 27, T7S, R2W  
 SEC 35, T7S, R2W  
 NOT TO SCALE

**PROJECT DESCRIPTION**  
 TO LEGALIZE EXISTING WINERY INTO  
 CLASS II WINERY



**LEGEND**

- PP ..... POWER POLE
- FH ..... FIRE HYDRANT
- ADD'L ..... ADDITIONAL
- PM ..... PARCEL MAP
- PAD ..... PAD ELEVATION
- GB ..... GRADE BREAK
- FF ..... FINISHED FLOOR ELEVATION
- FS ..... FINISHED SURFACE
- FL ..... FLOW LINE
- C/L ..... CENTER LINE
- R/W ..... RIGHT OF WAY
- P/L ..... PROPERTY LINE
- PROP ..... PROPOSED
- EX ..... EXISTING
- D/W ..... DRIVEWAY
- PROP ..... PROPOSED
- O/C ..... OFF CENTERLINE
- WL ..... WATER LINE
- SS ..... SANITATION SEWER LINE
- SD ..... STORM DRAIN
- PP ..... EX POWER POLE
- TBR ..... TO BE REMOVED/RELOCATED
- BVC ..... BEGIN VERTICAL CURVE

**EASEMENT NOTES:**

- 1 AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY FOR WATERLINE AND WELL SITE ACCESS PURPOSES BY INST. # 138462, DATED 12-9-1965.
- 2 AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY AND TEMECULA RANCHES FOR ROADWAYS, PIPELINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY INST.# 58496, DATED 5-20-1965, INST.# 127437, DATED 11-9-1965 AND INST.# 38637, DATED 5-5-1967.
- 3 AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA, ETAL, FOR ROADWAY, UTILITIES AND SLOPE EASEMENTS, BY INST.# 38637, DATED 5-5-1967.
- 4 AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA FOR ROADWAY AND UTILITY PURPOSES BY INST.#84430, DATED 9-26-1967.
- 5 AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA AND KAISER RANCHO CALIFORNIA, INC. FOR STREET PURPOSES AND ALL PUBLIC PURPOSES BY INST.# 93692, DATED 10-24-1967
- 6 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER AS DESIGNATED AND DELINEATED TO REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS BY INST.# 93837, 5-24-77 WITH A PARTIAL QUITCLAIM OF EASEMENT BY INST.# 1999-425980, DATED 9-22-1999

**GENERAL NOTES**

1. **LEGAL DESCRIPTION**  
 PARCEL 3 AND LOTS A-E, INCLUSIVE OF PARCEL MAP 9743, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN BY PARALLEL MAP ON FILE IN PM 48/20-21, RECORDS OF RIVERSIDE COUNTY; T7S, R2W, SEC 26,27&35
2. **TOTAL ACREAGE:**  
 PARCEL 3 21.43 ACRES NET 24.60 ACRES GROSS
3. **NUMBER OF PARCELS:**  
 1
4. **MINIMUM LOT SIZE:**  
 10 ACRES
5. **EXISTING ZONING:**  
 C-C/V
6. **PROPOSED ZONING:**  
 WC-W
7. **EXISTING LAND USE:**  
 AGRICULTURE/WINERY
8. **PROPOSED LAND USE:**  
 AGRICULTURAL/WINERY
9. **EXISTING LAND USE DESIGNATION:**  
 AGRICULTURAL
10. **PROPOSED LAND USE DESIGNATION:**  
 AGRICULTURAL/WINERY
11. **METHOD OF SEWAGE DISPOSAL:**  
 PUBLIC SEWER
12. **UTILITIES:**  
 WATER - RANCHO CALIFORNIA WATER DISTRICT  
 GAS - EASTERN MUNICIPAL WATER DISTRICT  
 GAS - ONSITE PROPANE  
 ELECTRIC - SOUTHERN CALIFORNIA EDISON  
 TELEPHONE - VERIZON  
 CABLE - VERIZON
13. **SCHOOL DISTRICT:**  
 TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
14. **ASSESSORS PARCEL NO.:**  
 951-140-056
15. **SITE ADDRESS:**  
 41220 CALLE CONTENTO, TEMECULA, CA 92592
16. **2010 THOMAS BROS. GUIDE:**  
 PG. 959 J-3
17. **PLOT PLAN PREPARED:**  
 APRIL 5, 2016
18. **OCCUPANCY:**  
 SEE TABLE
19. **POLICY AREA:**  
 TEMECULA VALLEY WINE COUNTRY POLICY AREA
20. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.
21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.
22. TOPO SOURCE: INLAND AERIAL, FLOWN TOPO 9-16-2013
23. THIS PROPERTY HAS MODERATE SUSCEPTIBILITY TO LIQUEFACTION, IS SUSCEPTIBLE TO SUBSIDENCE AND NORTHEAST CORNER OF PROPERTY IS WITHIN THE LONG VALLEY SPECIAL STUDIES AREA.
24. THIS PROPERTY LIES WITHIN FEMA ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PANEL #S 06065C2745G, 06065C2740G.

**25. NET PROJECT AREA:**

- 20.61 ACRES
- 26. THERE ARE EXISTING STRUCTURES ON THIS PROPERTY TO REMAIN.
- 27. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A".
- 28. THE COUNTY SERVICE AREA (CSA) DESIGNATION OF THIS PROPERTY IS "WINE COUNTRY #149"
- 29. EARTHWORK QUANTITIES:  
 CUT: 10,250 C.Y.  
 FILL: 7,740 C.Y.  
 NET: 2,510 C.Y. CUT (TO BE USED FOR VINEYARD GRADING)

**PERMIT NOTES:**

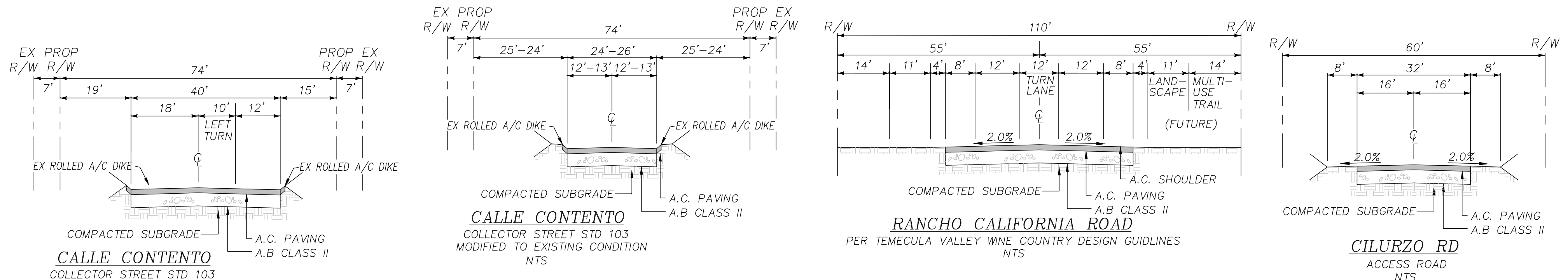
- 1 BZ428754 - BARN (WINERY) - 05/13/1981  
 BZ428207 - BARN PLAN CHECK - 04/29/1981  
 BZ424111 - ELECTRIC TO BARN - 06/15/1981  
 BZ423863 - 9 FLOOR DRAINS TO BARN - 08/06/1981  
 BZ345053 - REGISTRATION BARN - 10/27/1978  
 BZ357711 - ELECTRICITY TO BARN - 02/22/1979  
 BZ257431 - REGISTER BARN - 04/18/1975  
 BZ294922 - ELECTRICAL SERVICE TO BARN - 04/05/1977
- 2 BZ298568 - DWELLING AND ATTACHED GARAGE - 04/22/1977
- 3 BZ315026 - PRIVATE SWIMMING POOL - 11/01/1977

**ONSITE:**

AREA BREAKDOWN OF PROJECT	AREA	AREA	% OF TOTAL
	SQ.FT.	ACRES	
EXISTING CONCRETE	18145	0.42	2.02%
PROPOSED CONCRETE	5258	0.12	0.59%
EXISTING ASPHALT (ONSITE)	24700	0.57	2.75%
PROPOSED ASPHALT (ONSITE)	45925	1.05	5.11%
EXISTING BUILDINGS	13012	0.30	1.45%
PROPOSED BUILDINGS	534	0.01	0.06%
VINEYARD/OLIVE PLANTING	688382	15.80	76.67%
EXISTING/PROPOSED PLANTING	90057	2.07	10.03%
PROPOSED DG PATHWAYS	11867	0.27	1.32%
TOTAL NET AREA	897875	20.61	100.00%

**AREA CALCULATIONS AND OCCUPANCY ANALYSIS:**

Space:	Area (Sq.Ft.)	Occupancy	Occ. Load Factor	Occ. Load
Tasting Room	2541	A-2	15	169
Winery Office	288	B	100	3
Wine Production	4745	F-1	300	16
Retail	945	M	60	16
Storage	3407	S-2	300	11
Other (Restrooms, Lab, Patio)	1541			
Total:	13467			215



**NOTE:**

SEE WQMP FOR DRAINAGE PLAN  
 SEE ARCHITECT PLANS FOR WINERY BUILDING DIMENSIONS AND HEIGHT

NO.	DATE	REVISION	OWNER/APPLICANT:
1	2-24-16	REDUCE PARKING SIZE/MAKE POND APRT	

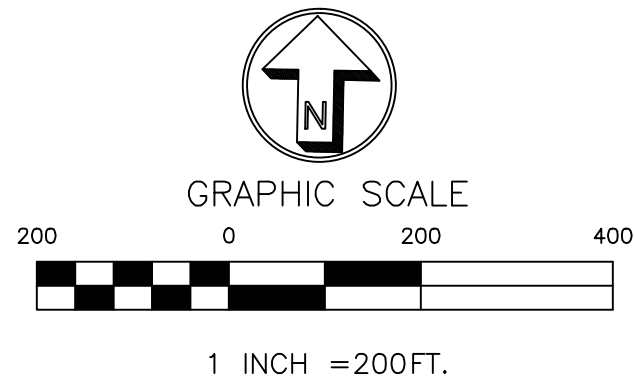
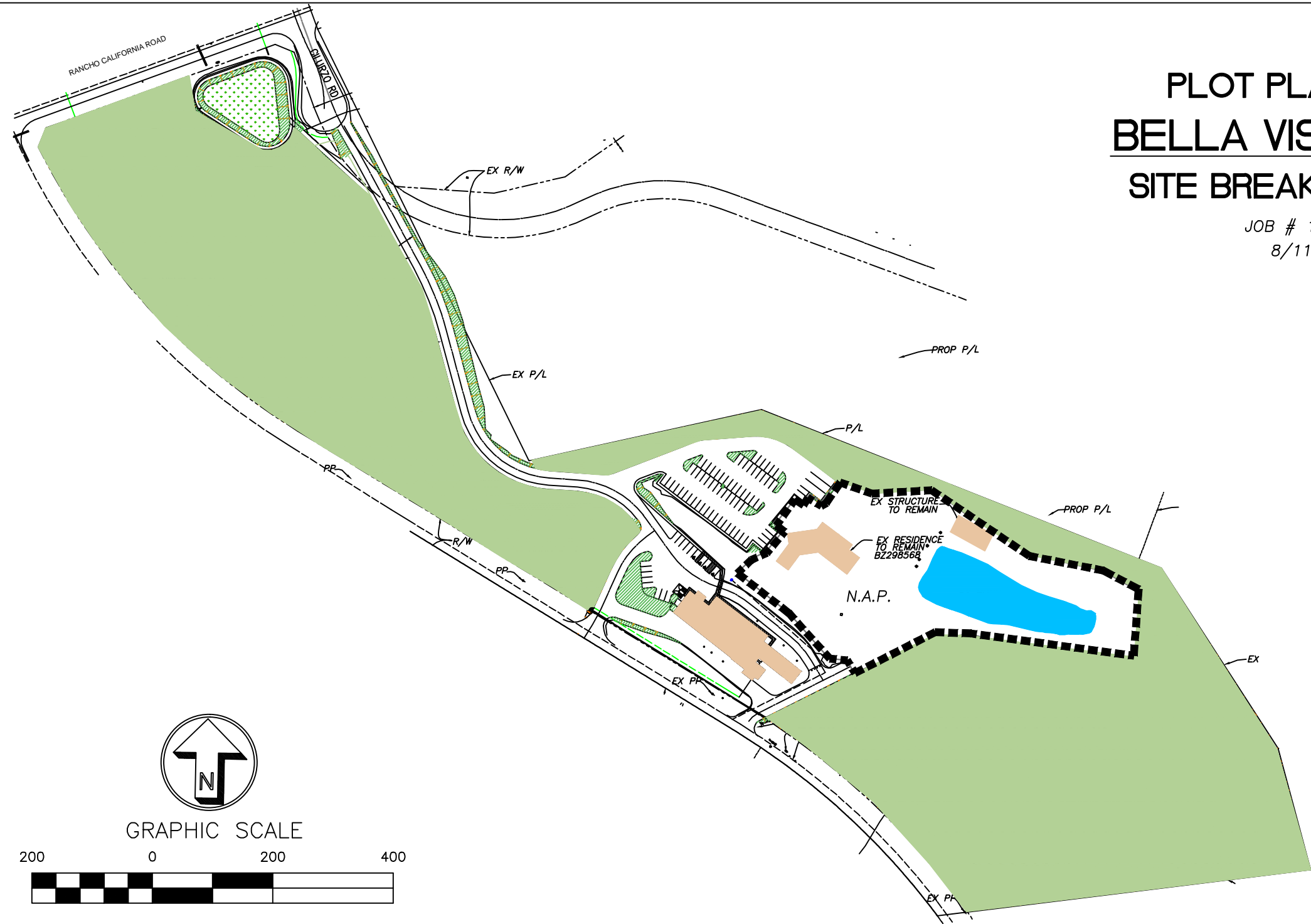
**OWNER/APPLICANT:**  
 CZIRAKI FAMILY TRUST  
 C/O IMRE CZIRAKI  
 41220 CALLE CONTENTO,  
 TEMECULA, CA 92592  
 (951) 676-5250

**ENGINEER:**  
  
 MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.  
 41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 (951) 296-3466 TEL (951) 296-3476 FAX  
 LARRY R. MARKHAM R.C.E. 30657



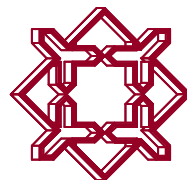
# PLOT PLAN 25740 BELLA VISTA WINERY SITE BREAKDOWN PLAN

JOB # 13-117  
8/11/15

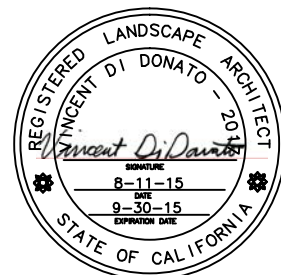


### PERCENTAGE BREAKDOWN

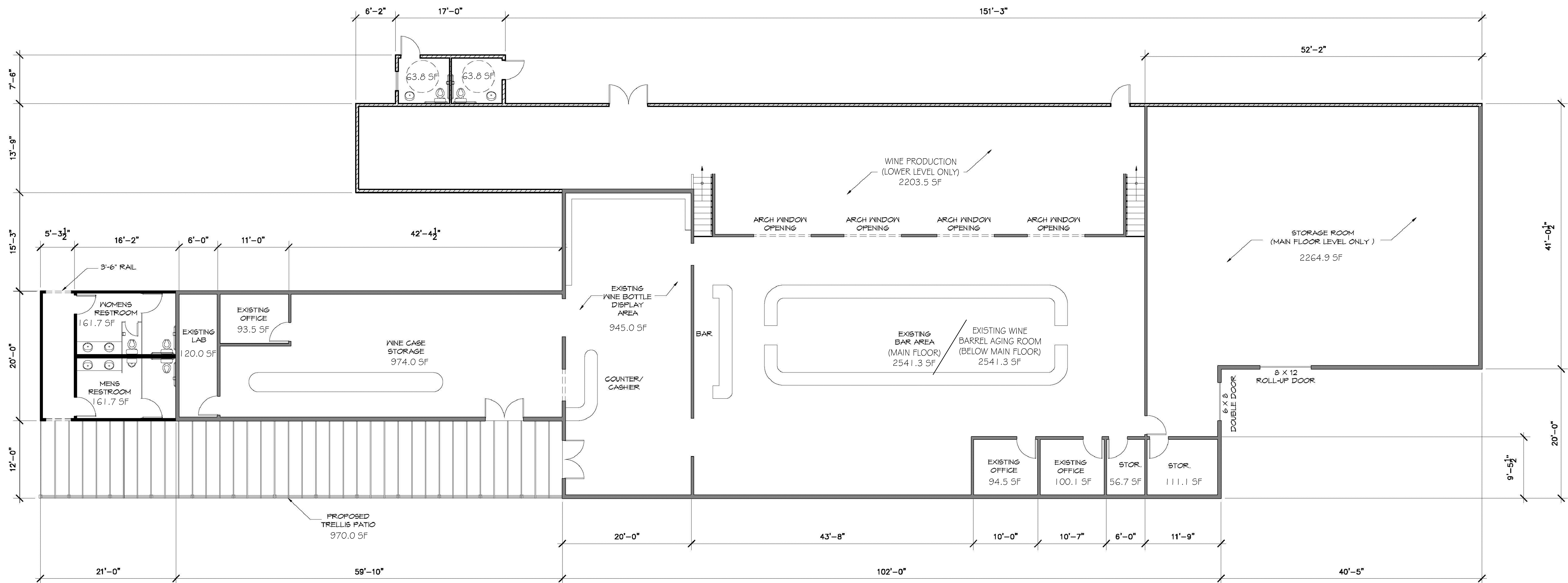
SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	1,071,576 S.F.	24.6 ACS.	100%
	SITE NET W/O N.A.P. AREA	803,246 S.F.	18.44 ACS.	100%
	BUILDINGS	11,597 S.F.	.27 ACS.	1.4%
	PARKING & HARDSCAPE	98,694 S.F.	2.27 ACS.	12.3%
	PROPOSED & EXISTING PLANTING	70,472 S.F.	1.62 ACS.	8.8%
	VINEYARDS	622,636 S.F.	14.29 ACS.	77.5%



**ALHAMBRA GROUP**  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
41635 Enterprise Circle North, Suite C  
Temecula, CA 92590 (951) 296-6802 FAX 296-6803



REVISIONS	BY:



- EXISTING MAIN FLOOR WALL
- PROPOSED WALL ADDITION
- EXISTING CONCRETE 10' LOWER LEVEL WALL

- LEGEND**
- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
  - PURPLE - PLANNING DEPARTMENT COMMENTS
  - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
  - LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
  - BLUE - FLOOD CONTROL DISTRICT COMMENTS
  - LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
  - RED - FIRE DEPARTMENT COMMENTS
  - YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
  - LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
  - ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PP25740 AMD NO.1  
 EXHIBIT: B, C, & M  
 DATE: 10-01-2015  
 PLANNER: P. NANTHAVONGDOUANGSY

PREPARED BY:  
**LAKESHORE ENGINEERING**  
 26811 HOBE CIRCLE, SUITE 201  
 MURRIETA, CA 92562

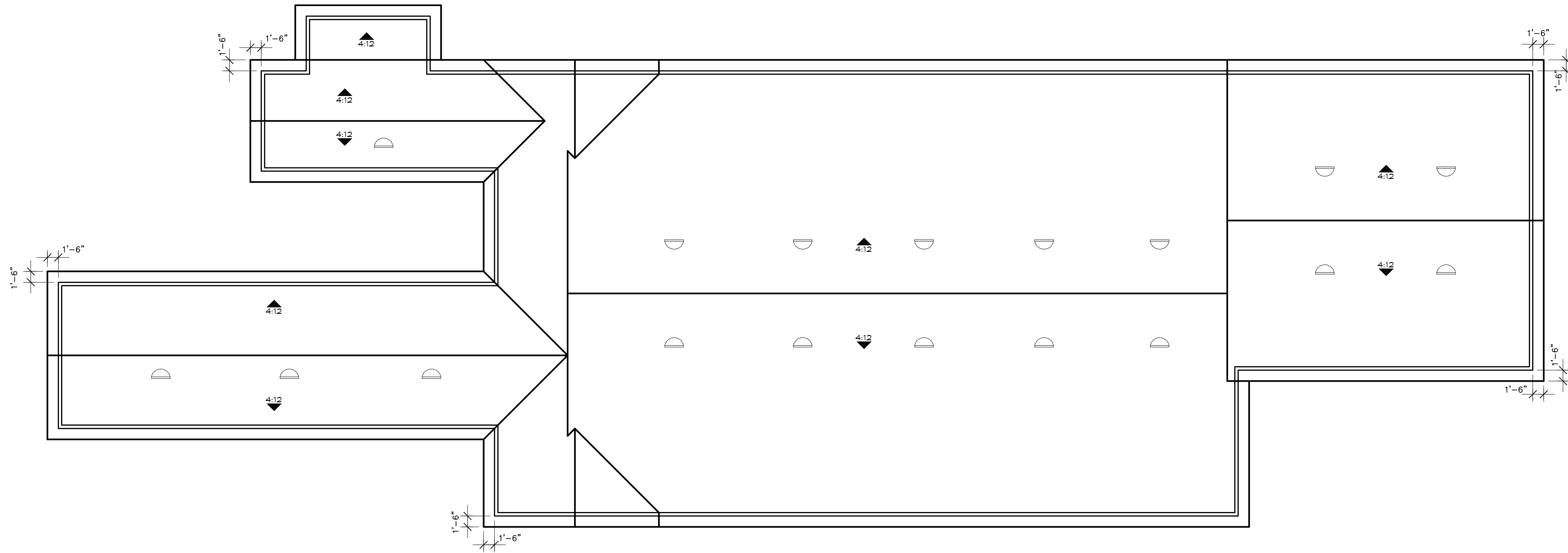
CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES CONCERNING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

**EXISTING FLOOR LAYOUT**

**BELLA VISTA WINERY**  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592

DRAWN BY:  
 CHECKED BY:  
 DATE:  
 MAR. / 1 / 2013  
 SCALE  
 1/8" = 1'-0"  
 JOB NO.  
 13-01  
 SHEET NO.  
**1**





REVISIONS	BY:

ENGINEER:

EXISTING ROOF LAYOUT

CONTRACTOR/ OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES COMMING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

**BELLA VISTA WINERY**  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592

DRAWN BY:

CHECKED BY:

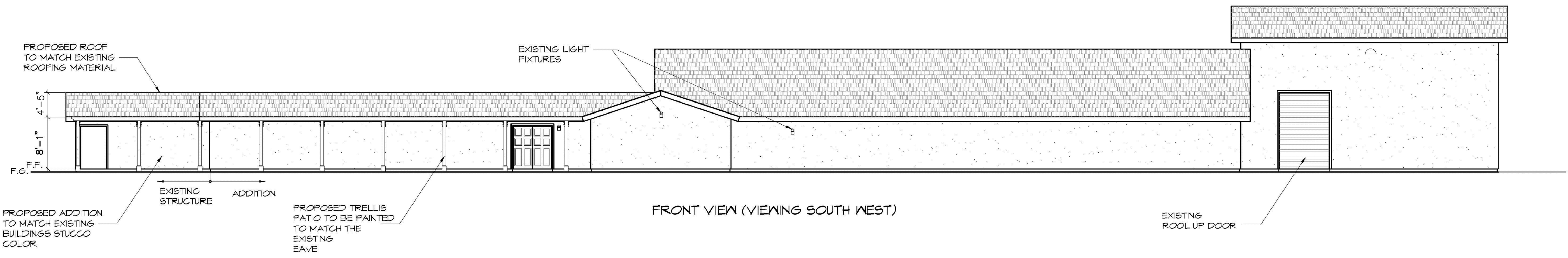
DATE:  
MAR / 1 / 2013

SCALE  
1/8" = 1'-0"

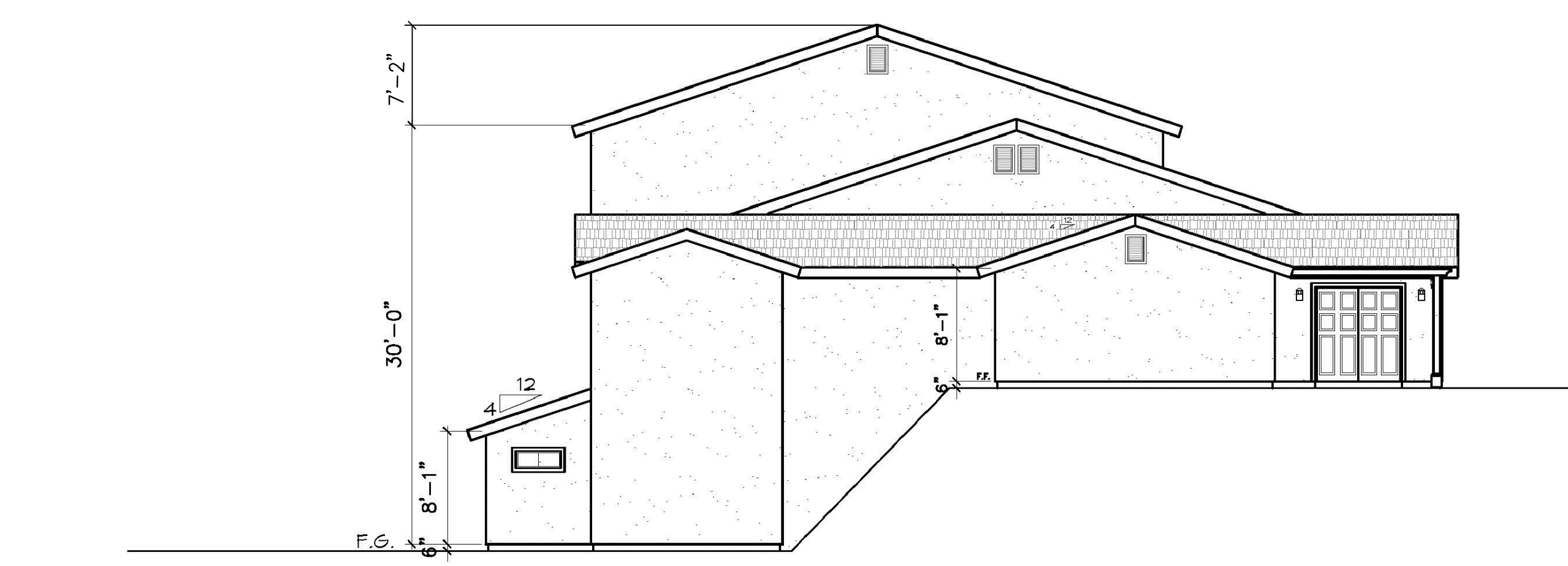
JOB NO.  
13-01

SHEET NO.  
**2**

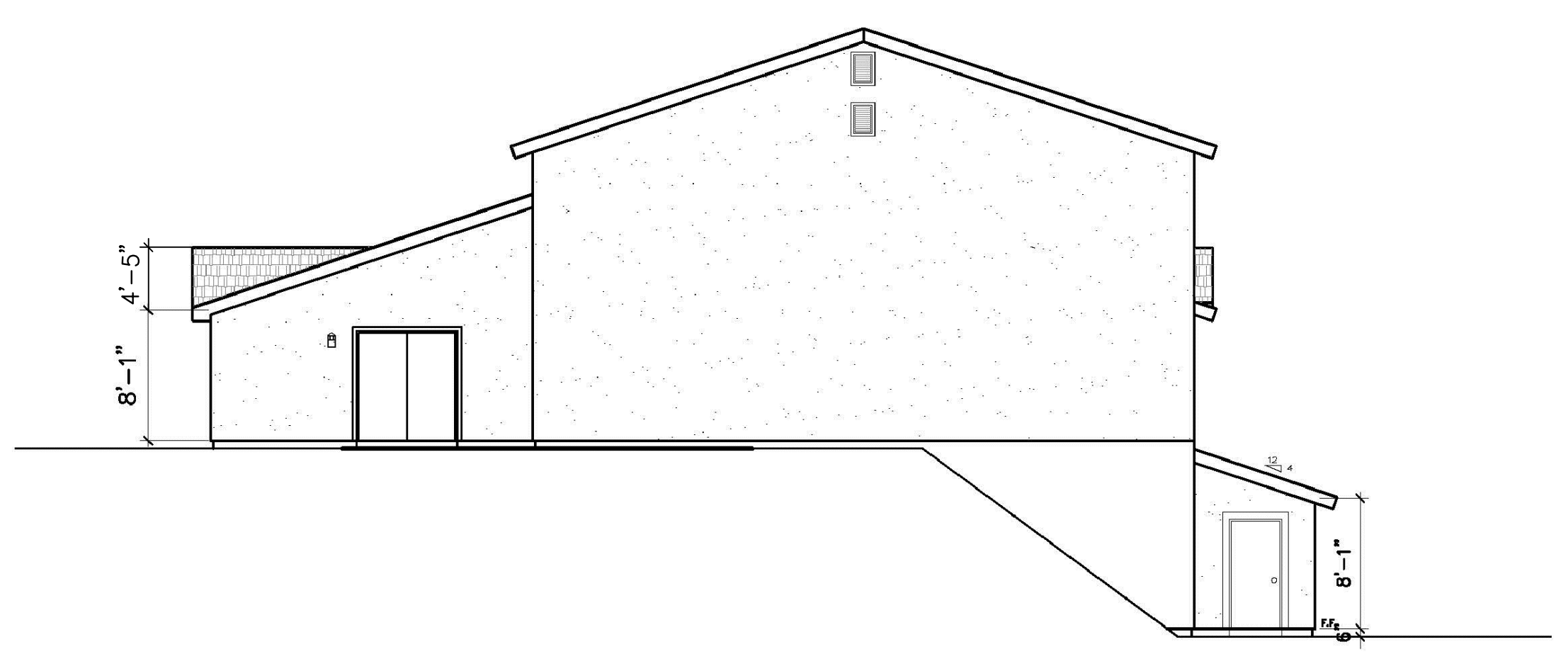
REVISIONS	BY:



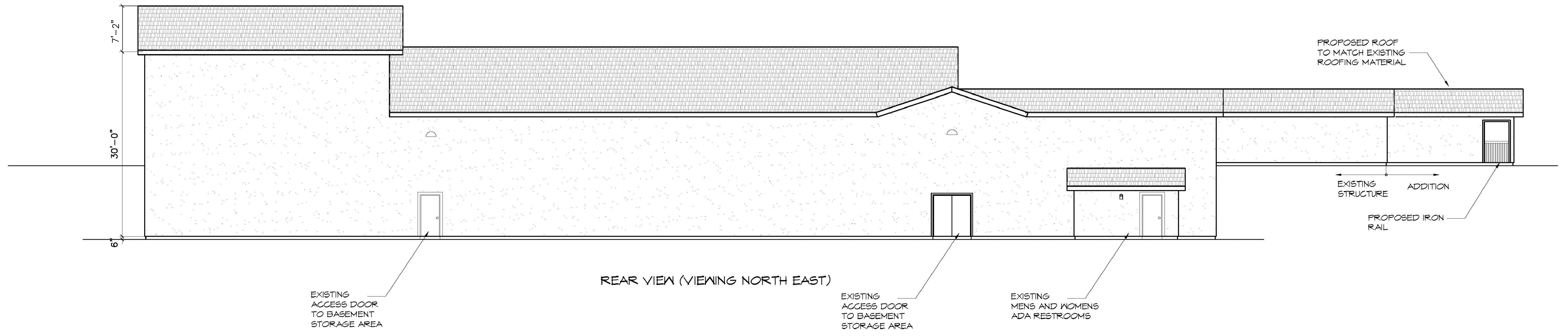
FRONT VIEW (VIEWING SOUTH WEST)



LEFT VIEW (VIEWING NORTH WEST)



RIGHT VIEW (VIEWING SOUTH EAST)



REAR VIEW (VIEWING NORTH EAST)

PREPARED BY:  
**LAKESHORE ENGINEERING**  
 26811 HOBE CIRCLE  
 MURRIETA, CA

EXISTING ELEVATIONS

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES COMMENCING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

**BELLA VISTA WINERY**  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592

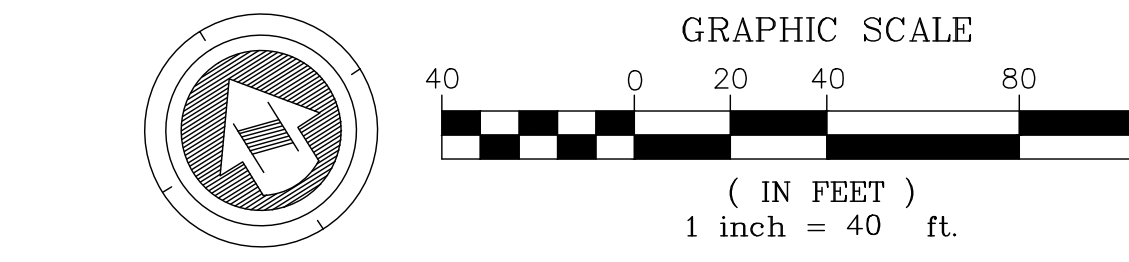
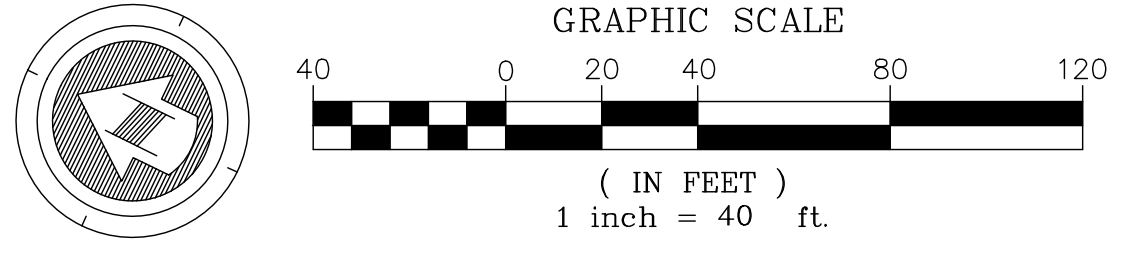
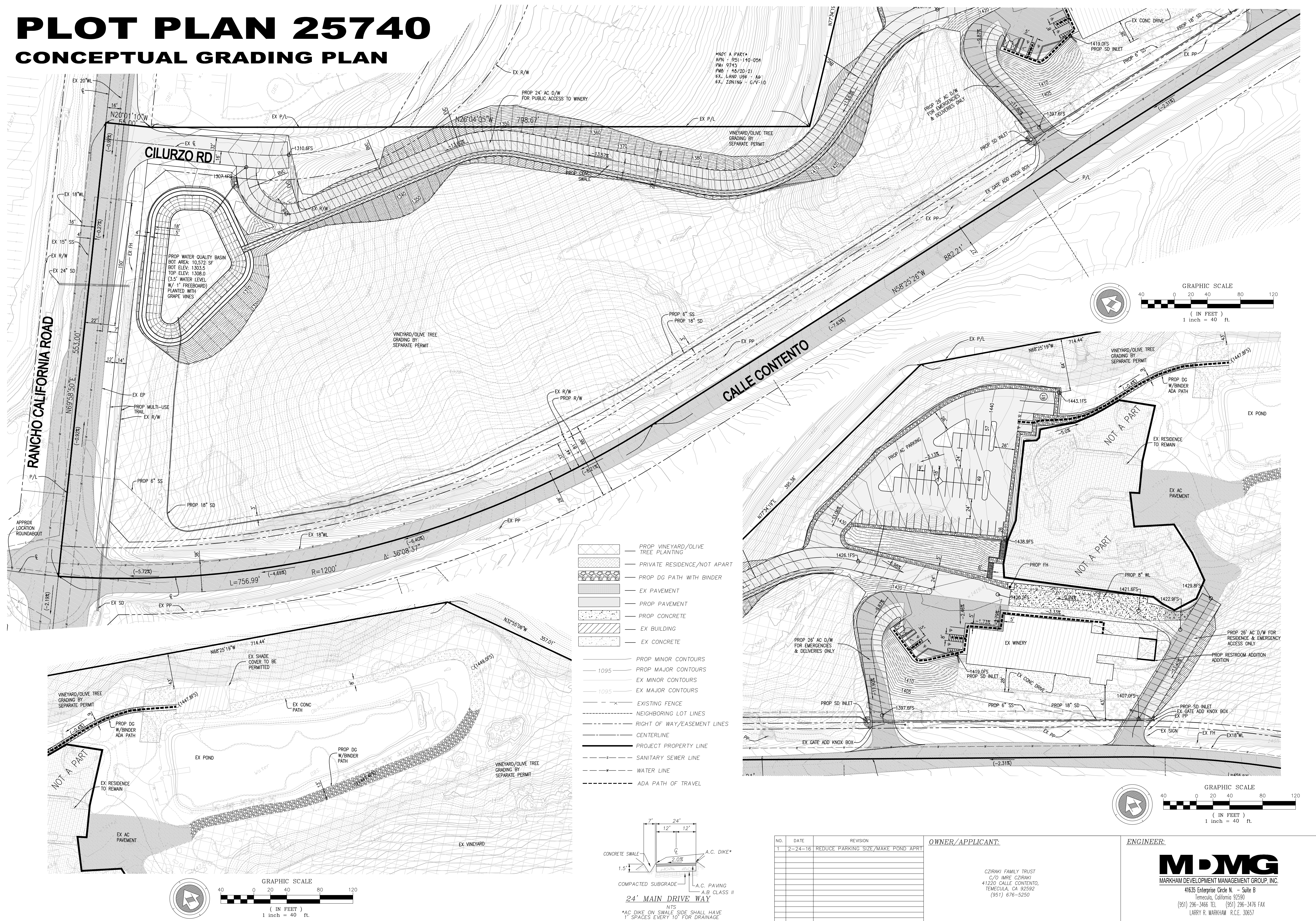
DRAWN BY:  
 CHECKED BY:  
 DATE:  
 MAR / 1 / 2013  
 SCALE  
 1" = 100'-0"  
 JOB NO.  
 13-01  
 SHEET NO.

**3**

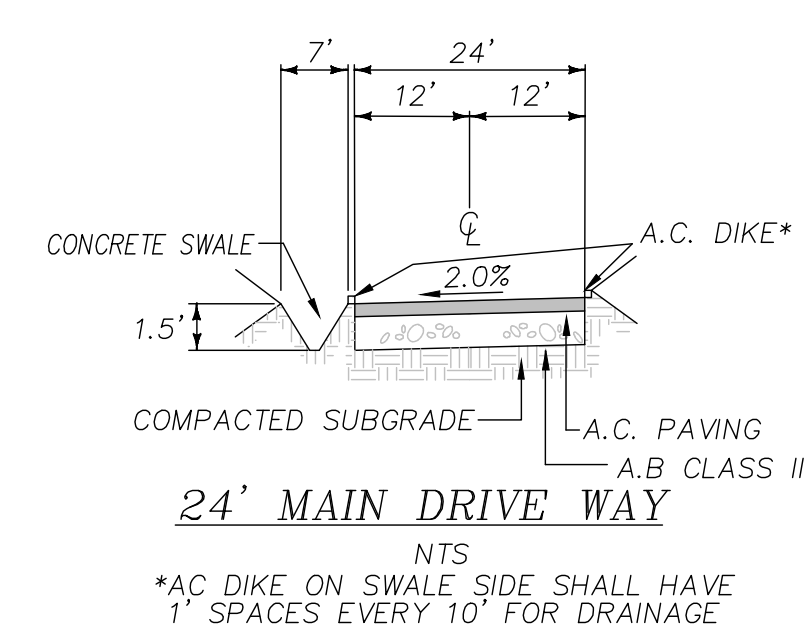


# PLOT PLAN 25740

## CONCEPTUAL GRADING PLAN



- PROP VINEYARD/OLIVE TREE PLANTING
- PRIVATE RESIDENCE/NOT APART
- PROP DG PATH WITH BINDER
- EX PAVEMENT
- PROP PAVEMENT
- PROP CONCRETE
- EX BUILDING
- EX CONCRETE
- PROP MINOR CONTOURS
- PROP MAJOR CONTOURS
- EX MINOR CONTOURS
- EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
- CENTERLINE
- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- ADA PATH OF TRAVEL



NO.	DATE	REVISION
1	2-24-16	REDUCE PARKING SIZE/MAKE POND APRT

OWNER/APPLICANT:

CZIRAKI FAMILY TRUST  
 C/O IMRE CZIRAKI  
 41220 CALLE CONTENTO,  
 TEMECULA, CA 92592  
 (951) 676-5250

ENGINEER:

**M-D-M-G**  
 MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.  
 41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 (951) 296-3466 TEL (951) 296-3476 FAX  
 LARRY R. MARKHAM R.C.E. 30657

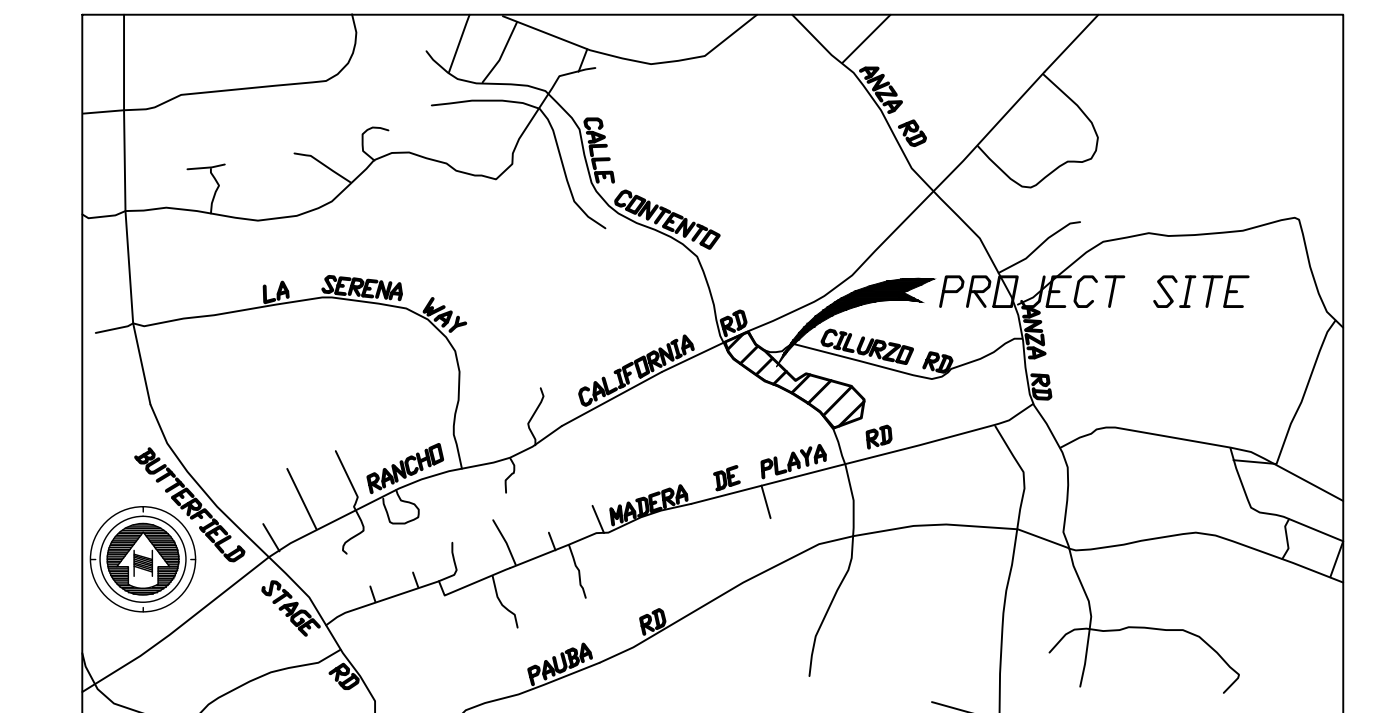


# BELLA VISTA WINERY PLOT PLAN 25740

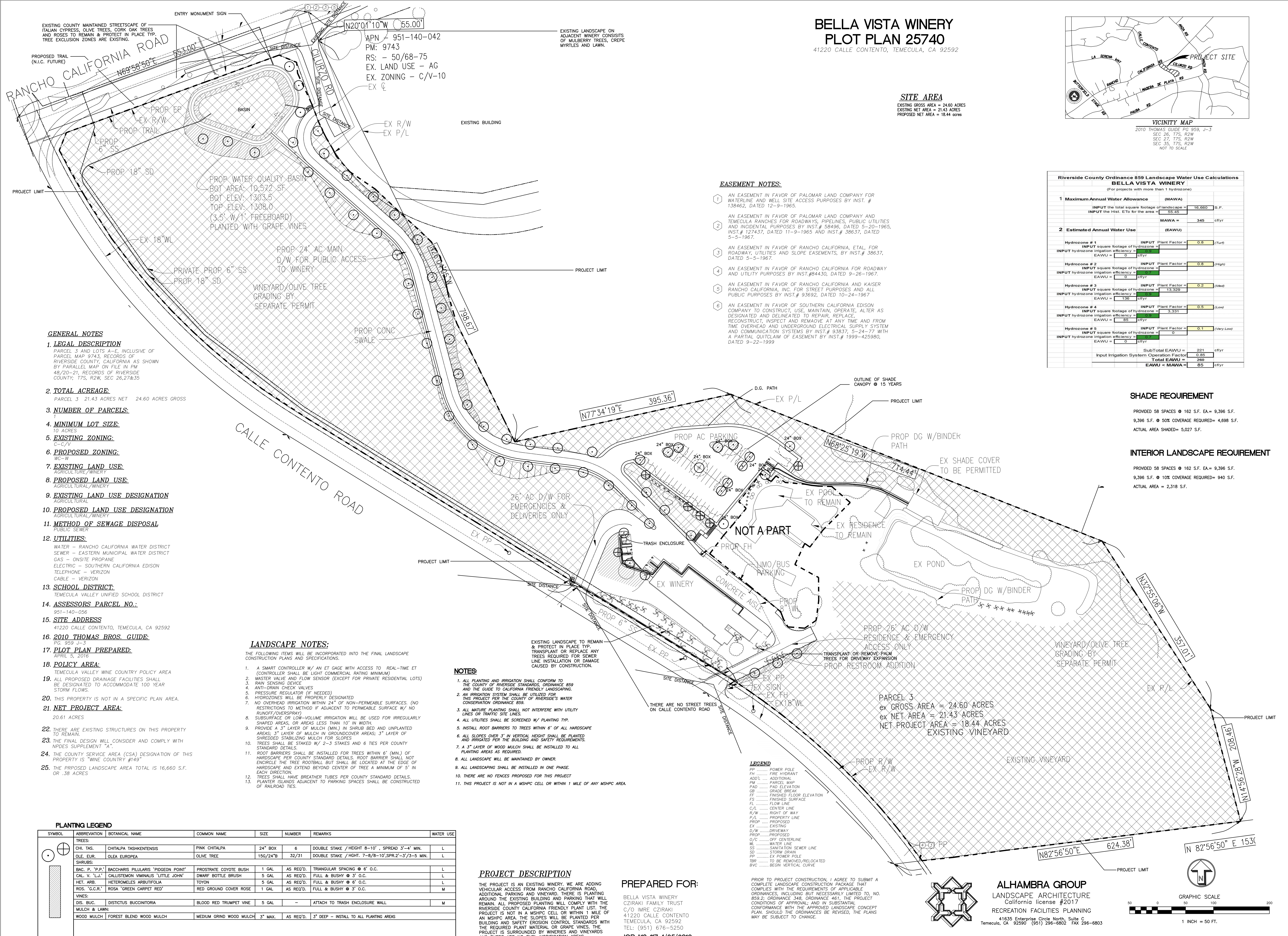
41220 CALLE CONTENTO, TEMECULA, CA 92592

## SITE AREA

EXISTING GROSS AREA = 24.60 ACRES  
EXISTING NET AREA = 21.43 ACRES  
PROPOSED NET AREA = 18.44 acres



**VICINITY MAP**  
2010 THOMAS GUIDE PG 959, J-3  
SEC 26, 17S, R2W  
SEC 27, 17S, R2W  
SEC 35, 17S, R2W  
NOT TO SCALE



- GENERAL NOTES**
- LEGAL DESCRIPTION**  
PARCEL 3 AND LOTS A-E, INCLUSIVE OF PARCEL MAP 9743, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN BY PARALLEL MAP ON FILE IN PM 48/20-21, RECORDS OF RIVERSIDE COUNTY, 17S, R2W, SEC 26, 27&35
  - TOTAL ACREAGE**  
PARCEL 3 21.43 ACRES NET 24.60 ACRES GROSS
  - NUMBER OF PARCELS**  
10 ACRES
  - MINIMUM LOT SIZE**  
10 ACRES
  - EXISTING ZONING**  
C-C/V
  - PROPOSED ZONING**  
WC-W
  - EXISTING LAND USE**  
AGRICULTURE, WINERY
  - PROPOSED LAND USE**  
AGRICULTURAL, WINERY
  - EXISTING LAND USE DESIGNATION**  
AGRICULTURAL
  - PROPOSED LAND USE DESIGNATION**  
PUBLIC SEWER
  - METHOD OF SEWAGE DISPOSAL**  
PUBLIC SEWER
  - UTILITIES**  
WATER - RANCHO CALIFORNIA WATER DISTRICT  
SEWER - EASTERN MUNICIPAL WATER DISTRICT  
GAS - ONSITE PROPANE  
ELECTRIC - SOUTHERN CALIFORNIA EDISON  
TELEPHONE - VERIZON  
CABLE - VERIZON
  - SCHOOL DISTRICT**  
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
  - ASSESSORS PARCEL NO.**  
951-140-056
  - SITE ADDRESS**  
41220 CALLE CONTENTO, TEMECULA, CA 92592
  - 2010 THOMAS BROS. GUIDE**  
PG. 959
  - PLOT PLAN PREPARED**  
APRIL 5, 2016
  - POLICY AREA**  
TEMECULA VALLEY WINE COUNTRY POLICY AREA
  - ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.**
  - THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.**
  - NET PROJECT AREA:**  
20.61 ACRES
  - THERE ARE EXISTING STRUCTURES ON THIS PROPERTY TO REMAIN.**
  - THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A".**
  - THE COUNTY SERVICE AREA (CSA) DESIGNATION OF THIS PROPERTY IS "WINE COUNTRY #149"**
  - THE PROPOSED LANDSCAPE AREA TOTAL IS 16,660 S.F. OR .38 ACRES**

- LANDSCAPE NOTES:**  
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.
- A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
  - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
  - RAIN SENSING DEVICE
  - ANTI-DRAIN CHECK VALVES
  - PRESSURE REGULATOR (IF NEEDED)
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACE W/ NO RUNOFF/OVERSPRAY
  - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10' IN WIDTH.
  - PROVIDE A 3" LAYER OF MULCH (MIN.) IN SHRUB BED AND UNPLANTED AREAS; 3" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
  - TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS
  - ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS; ROOT BARRIER SHALL NOT ENVIROLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
  - TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
  - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL BE CONSTRUCTED OF RAILROAD TIES.

- NOTES:**
- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
  - AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.
  - ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
  - ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
  - INSTALL ROOT BARRIERS TO TREES WITHIN 6' OF ALL HARDSCAPE
  - ALL SLOPES OVER 3% IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
  - A 3" LAYER OF WOOD MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
  - ALL LANDSCAPE WILL BE MAINTAINED BY OWNER.
  - ALL LANDSCAPING SHALL BE INSTALLED IN ONE PHASE.
  - THERE ARE NO FENCES PROPOSED FOR THIS PROJECT
  - THIS PROJECT IS NOT IN A MSHPC CELL OR WITHIN 1 MILE OF ANY MSHPC AREA.

**PLANTING LEGEND**

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
<b>TREES:</b>							
CHI. TAS.	CHITALPA	TASHKENTENSIS	PINK CHITALPA	24" BOX	6	DOUBLE STAKE // HEIGHT 8'-10' , SPREAD 3'-4" MIN.	L
OLE. EUR.	OLEA	EUROPEA	OLIVE TREE	15G/24" B	32/31	DOUBLE STAKE // HIGHT. 7'-8/8-10', SPR. 2'-3/3-5 MIN.	L
<b>SHRUBS:</b>							
BAC. P. "P.P."	BACCHARIS	PILLULARIS	"POISON POINT"	PROSTRATE COYOTE BUSH	1 GAL.	AS REQ'D. TRIANGULAR SPACING @ 6' O.C.	L
CAL. V. "L.L."	CALLISTEMON	VIMINALIS	"LITTLE JOHN"	DWARF BOTTLE BRUSH	5 GAL.	AS REQ'D. FULL & BUSHY @ 3' O.C.	L
HET. ARB.	HETEROMELES	ARBUTIFOLIA	TOYON	5 GAL.	AS REQ'D. FULL & BUSHY @ 6' O.C.	L	
ROS. "G.C.R."	ROSA	"GREEN CARPET RED"	RED GROUND COVER ROSE	1 GAL.	AS REQ'D. FULL & BUSHY @ 3' O.C.	M	
<b>VINES:</b>							
DIS. BUC.	DISTICTUS	BUCINTORIA	BLOOD RED TRUMPET VINE	5 GAL.	-	ATTACH TO TRASH ENCLOSURE WALL	M
<b>MULCH &amp; LAWN:</b>							
WOOD MULCH	FOREST BLEND	WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

**PROJECT DESCRIPTION**  
THE PROJECT IS AN EXISTING WINERY. WE ARE ADDING VEHICULAR ACCESS FROM RANCHO CALIFORNIA ROAD, ADDITIONAL PARKING AND WINEYARD. THERE IS PLANTING AROUND THE EXISTING BUILDING AND PARKING THAT WILL REMAIN. ALL PROPOSED PLANTING WILL COMPLY WITH THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. THE PROJECT IS NOT IN A MSHPC CELL OR WITHIN 1 MILE OF AN MSHPC AREA. THE SLOPES WILL BE PLANTED PER BUILDING AND SAFETY EROSION CONTROL STANDARDS WITH THE REQUIRED PLANT MATERIAL OR GRAPE VINES. THE PROJECT IS SURROUNDED BY WINERIES AND WINEYARDS AND THERE ARE NO FUEL MODIFICATION AREAS.

**PREPARED FOR:**  
BELLA VISTA WINERY  
CZIRAKI FAMILY TRUST  
C/O IMRE CZIRAKI  
41220 CALLE CONTENTO  
TEMECULA, CA 92592  
TEL: (951) 676-5250  
JOB #13-117 4/25/2016

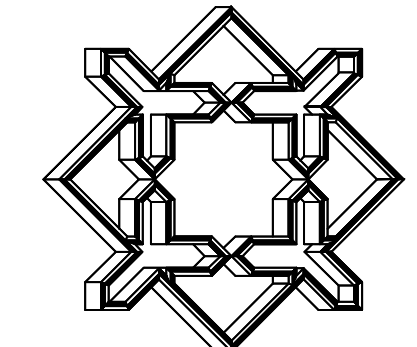
- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY FOR WATERLINE AND WELL SITE ACCESS PURPOSES BY INST. # 138462, DATED 12-9-1965.
  - AN EASEMENT IN FAVOR OF PALOMAR LAND COMPANY AND TEMECULA RANCHES FOR ROADWAYS, PIPELINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY INST. # 58496, DATED 5-20-1965, INST. # 127437, DATED 11-9-1965 AND INST. # 38637, DATED 5-5-1967.
  - AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA, ETAL, FOR ROADWAY, UTILITIES AND SLOPE EASEMENTS, BY INST. # 38637, DATED 5-5-1967.
  - AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA FOR ROADWAY AND UTILITY PURPOSES BY INST. # 93692, DATED 9-26-1967.
  - AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA AND KAISER RANCHO CALIFORNIA, INC. FOR STREET PURPOSES AND ALL PUBLIC PURPOSES BY INST. # 93692, DATED 10-24-1967
  - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER AS DESIGNATED AND DELINEATED TO REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS BY INST. # 93837, 5-24-77 WITH A PARTIAL QUITCLAIM OF EASEMENT BY INST. # 1999-425980, DATED 9-22-1999.

**Riverside County Ordinance 859 Landscape Water Use Calculations**  
**BELLA VISTA WINERY**  
(For projects with more than 1 hydrozone)

1 Maximum Annual Water Allowance (MAWA)	MAWA	MAWA
INPUT the total square footage of landscape =	16,660	S.F.
INPUT the Hist. Eto for the area =	55.45	
MAWA =	345	cft/yr
2 Estimated Annual Water Use (EAWU)	EAWU	EAWU
Hydrozone # 1 INPUT square footage of hydrozone =	0.0	(Tur)
INPUT hydrozone irrigation efficiency =	0	cft/yr
EAWU =	0	cft/yr
Hydrozone # 2 INPUT square footage of hydrozone =	0.0	(High)
INPUT hydrozone irrigation efficiency =	0	cft/yr
EAWU =	0	cft/yr
Hydrozone # 3 INPUT square footage of hydrozone =	0.2	(Med)
INPUT hydrozone irrigation efficiency =	13,320	
EAWU =	250	cft/yr
Hydrozone # 4 INPUT square footage of hydrozone =	0.5	(Low)
INPUT hydrozone irrigation efficiency =	3,351	
EAWU =	85	cft/yr
Hydrozone # 5 INPUT square footage of hydrozone =	0.1	(Very Low)
INPUT hydrozone irrigation efficiency =	0	cft/yr
EAWU =	0	cft/yr
SubTotal EAWU =	221	cft/yr
Input Irrigation System Operation Factor =	0.85	
Total EAWU =	260	cft/yr
EAWU = MAWA =	85	cft/yr

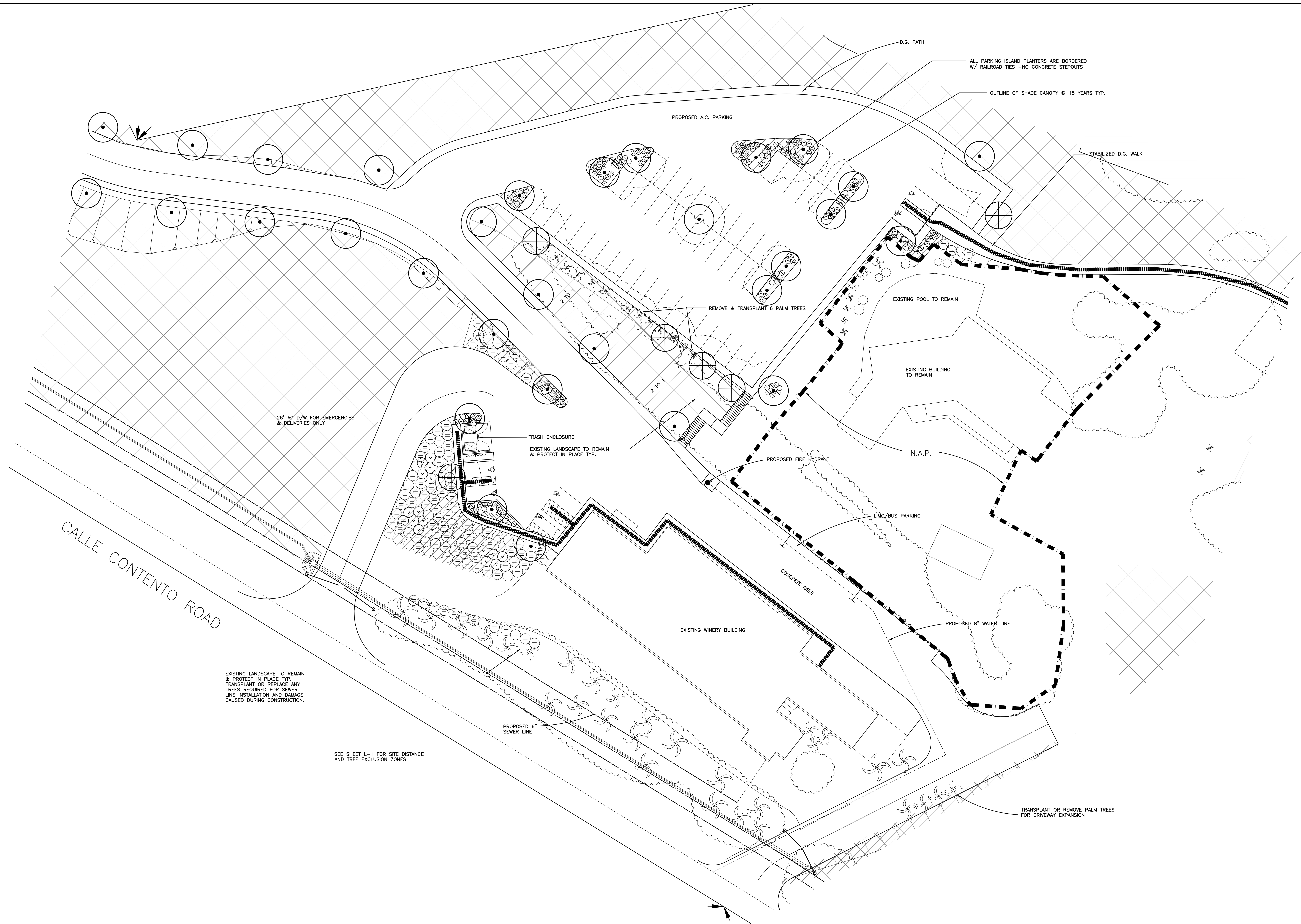
**SHADE REQUIREMENT**  
PROVIDED 58 SPACES @ 162 S.F. EA = 9,396 S.F.  
9,396 S.F. @ 50% COVERAGE REQUIRED= 4,698 S.F.  
ACTUAL AREA SHADED= 5,027 S.F.

**INTERIOR LANDSCAPE REQUIREMENT**  
PROVIDED 58 SPACES @ 162 S.F. EA = 9,396 S.F.  
9,396 S.F. @ 10% COVERAGE REQUIRED= 940 S.F.  
ACTUAL AREA = 2,318 S.F.



**ALHAMBRA GROUP**  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
41635 Enterprise Circle North, Suite C  
Temecula, CA 92590 (951) 296-6802 FAX 296-6803





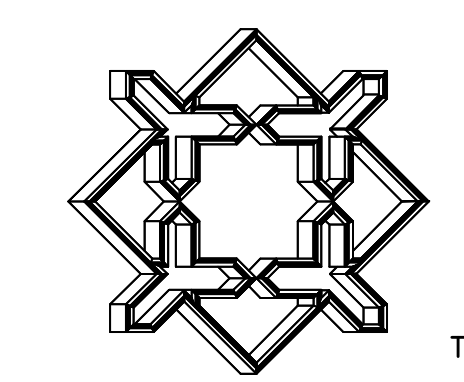
**PLANTING LEGEND**

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
<b>TREES:</b>							
⊕	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK CHITALPA	24" BOX	6	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
⊙	OLE. EUR.	OLEA EUROPEA	OLIVE TREE	24" BOX	31	DOUBLE STAKE / HEIGHT 8-10', SPREAD 2'-3' MIN.	L
<b>SHRUBS:</b>							
⊖	BAC. P. 'P.P.'	BACCHARIS PILLULARIS 'PIGDEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	125	TRIANGULAR SPACING @ 6' O.C.	L
⊙	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	87	FULL & BUSHY @ 3' O.C.	L
⊙	HET. ARB.	METEROMELES ARBUTIFOLIA	TOYON	5 GAL	15	FULL & BUSHY @ 6' O.C.	L
⊙	ROS. 'G.C.R.'	ROSA 'GREEN CARPET RED'	RED GROUND COVER ROSE	1 GAL	83	FULL & BUSHY @ 3' O.C.	M
<b>VINES:</b>							
⊖	DIS. BUC.	DISTICTUS BUCCINTORIA	BLOOD RED TRUMPET VINE	5 GAL	2	ATTACH TO TRASH ENCLOSURE WALL AS SHOWN	M
<b>MULCH &amp; LAWN:</b>							
NOT SHOWN	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

# BELLA VISTA WINERY PLOT PLAN 25740

41220 CALLE CONTENTO, TEMECULA, CA 92592

PREPARED FOR:  
 BELLA VISTA WINERY  
 CZIRAKI FAMILY TRUST  
 C/O IMPRE CZIRAKI  
 41220 CALLE CONTENTO  
 TEMECULA, CA 92592  
 TEL: (951) 676-5250  
 JOB #13-117 4/25/2016



**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 California license #2017  
 RECREATION FACILITIES PLANNING  
 41635 Enterprise Circle North, Suite C  
 Temecula, CA 92590 (951) 296-6802 FAX 296-6803

