DRAFT FINAL ENVIRONMENTAL IMPACT REPORT
Part 3: Appendices

Project EIR
Tiered Winery Zoning Ordinance Amendment
POD 08-012; LOG No. 08-00-004
State Clearinghouse (SCH) No. 2008101047

Lead Agency/Project Proponent:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
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April 30, 2010

APPENDICES

APPENDIX A

DRAFT 3-19-09

Information Copy

(Underline indicates addition)
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ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO AMEND EXISTING AND INTRODUCE NEW WINERY PACKING AND PROCESSING USE TYPES (POD 08-012)

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the following amendments of the Zoning Ordinance to introduce new winery classifications as Packing and Processing Use Types and to amend existing winery classifications and to allow these winery classifications as permitted uses subject to limitations in the Agricultural Use Regulations are reasonable and necessary for the public health, safety, convenience, and welfare and are consistent with the General Plan.

Section 2. Section 1205.e. of the San Diego County Zoning Ordinance is amended to read as follows:

e. Agricultural Use Types.

Horticulture: Cultivation
Horticulture: Storage
Tree Crops
Row and Field Crops
Animal Raising
Animal Waste Processing
Packing and Processing: Limited
Packing and Processing: General
Packing and Processing: Support
Packing and Processing: Winery
Packing and Processing: Small Winery
Packing and Processing: Boutique Winery
Packing and Processing: Wholesale Limited Winery
Agricultural Equipment Storage

Section 3. Section 1735 of the San Diego County Zoning Ordinance is amended to read as follows:

1735 PACKING AND PROCESSING.
Packing and Processing refers to packing and processing of fresh agricultural products and does not include cooking, canning, tanning, rendering and reducing operations which are general industrial uses. Following are categories of Packing and Processing use types:

a. Packing and Processing: Limited. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on the same premises as the packing and processing operation.

b. Packing and Processing: General. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals

raised for human consumption, produced on premises other than that upon which the packing and processing operation is located.

c. Packing and Processing: Support. Fabrication, assembly, reconditioning and sale of boxes, cartons, crates and pallets for handling and transporting crops provided this use is secondary to agricultural or horticultural production on the premises.

d. Packing and Processing: Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of wine from fruit grown on or off the premises. A Winery may also include a tasting room and retail outlet as secondary uses.

e. Packing and Processing: Small Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of up to 120,000 gallon of wine per year. A Small Winery may also include a tasting room and retail outlet as secondary uses.

~~e~~f. Packing and Processing: Boutique Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of up to 12,000 gallons of wine per year. ~~Of the total fruit used in winemaking: a minimum of 50% shall be grown within San Diego County, a minimum of 25% shall be grown on the premises and a maximum of 50% may be grown outside of San Diego County.~~ A Boutique Winery may also include a tasting room and retail outlet as secondary uses.

~~f~~g. Packing and Processing: Wholesale Limited Winery. Crushing of grapes, berries and other fruits for the fermentation, storage, bottling and wholesaling of up to 12,000 gallons of wine per year ~~from fruit grown on or off the premises, subject to the following criteria~~.

~~1. On-site sales to the public, tasting rooms, and/or special events associated with the winery operation are prohibited. Internet sales, phone sales and mail-order sales are allowed.~~

~~2. The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking is limited to 1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is permitted where the lot is one acre or more but less than 2 acres gross, and 2,000 square feet of floor area is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres, up to a maximum of 5,000 square feet.~~

~~3. Up to 75 percent of the fruit used in winemaking may be imported from off the premises while the remainder shall be grown on the premises.~~

~~4. Wine production shall be limited to not more than 7,500 gallons annually.~~

Section 4. Section 2702 of the San Diego County Zoning Ordinance is amended to read as follows:

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited
~~Packing and Processing: Wholesale Limited Winery~~

Section 5. Section 2703 of the San Diego County Zoning Ordinance is amended to read as follows:

2703 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Cottage Industries "17" (see Section 6920)
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

<u>Packing and Processing: Small Winery “22” (see Section 6910)</u>
Packing and Processing: Boutique Winery “22” (see Section 6910)
<u>Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)</u>

Section 6. Section 2722 of the San Diego County Zoning Ordinance is amended to read as follows:

2722 PERMITTED USES.
The following use types are permitted by the A72 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited
~~Packing and Processing: Wholesale Limited Winery~~

Section 7. Section 2723 of the San Diego County Zoning Ordinance is amended to read as follows:

2723 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Cottage Industries "17" (see Section 6920)
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

<u>Packing and Processing: Small Winery “22” (see Section 6910)</u>
Packing and Processing: Boutique Winery “22” (see Section 6910)
<u>Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)</u>

Section 8. Section 2980 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2980 LIMITATIONS ON PERMITTED USES.
The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

"1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

"2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.

"3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.

"4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.

"5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.

"6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line.

"7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.

"8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.

"9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.

"10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.

"11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.

"12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.

"13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

"14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.

"15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.

"16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.

"17" Cottage Industries. Permitted subject to the provisions of Section 6920.

"18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.

"19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Drug Paraphernalia Establishments. Subject to meeting the applicable provisions of the standards specified in Section 6932 and upon issuance by the Director of an Administrative Permit.

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

Section 9. Section 6252.u of the San Diego County Zoning Ordinance is amended to read as follows:

u. One sign up to 12 square feet in area for ~~a permitted~~ an allowed roadside sales stand ~~or a~~, Small Winery or ~~b~~Boutique ~~w~~Winery identifying and advertising agricultural products produced on the premises.

Section 10. Section 6910 of the San Diego County Zoning Ordinance is amended to read as follows:

6910 WHOLESALE LIMITED, BOUTIQUE AND SMALL WINERIES

a. Wholesale Limited Winery. A Wholesale Limited Winery shall comply with the following provisions:

1. A Wholesale Limited Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

2. On-site sales to the public of wine and other goods from the winery, tasting rooms, and/or special events, including but not limited to weddings and parties, are prohibited. Internet sales, phone sales and mail-order sales are allowed.

3. The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking is limited to

1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is allowed where the lot is one acre or more but less than two acres gross, and 2,000 square feet of floor area is allowed where the lot is two to four acres gross. An additional 200 square feet of floor area is allowed for each acre over four acres, up to a maximum of 5,000 square feet of additional allowed floor area.

4. Up to 75 percent of the fruit used in winemaking may be imported from off the premises while the remainder shall be grown on the premises.

5. Wine production shall be less than 12,000 gallons annually.

6. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.

b. Boutique Winery. A Boutique Winery shall comply with the following provisions:

1. A Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

2. A Boutique Winery shall operate as a Wholesale Limited Winery for at least one year prior to operating as a Boutique Winery.

3. Wine production shall be less than 12,000 gallons annually.

4. Of the total fruit used in winemaking a minimum of 75% shall be grown within San Diego County, a minimum of 25% shall be grown on the premises and a maximum of 25% may be grown outside of San Diego County.

5. The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking is limited to 1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is allowed where the lot is one acre or more but less than two acres gross, and 2,000 square feet of floor area is allowed where the lot is two to four acres gross. An additional 200 square feet of floor area is allowed for each acre over four acres, up to a maximum of 5,000 square feet of additional allowed floor area.

6. One tasting/retail sales room is allowed. The tasting/retail sales room shall be accessory to wine production and shall not exceed 30% of the total square footage of the structure used for wine production. Internet sales, phone sales and mail-order sales are allowed.

7. Events, including but not limited to weddings and parties, are prohibited.

8. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is allowed, but no food preparation is allowed at a Boutique Winery. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.

9. A tasting/retail sales room is allowed to operate from 10 a.m. until legal sunset seven days a week.

10. A minimum of six parking spaces shall be provided for customers and a minimum of three spaces shall be provided for employees and Boutique Winery operations. No parking for a Boutique Winery is allowed off the premises.

11. The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.

12. Amplified sound is not allowed.

13. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.

14. Outdoor eating areas shall be limited to a maximum of five tables and seating for no more than 20 people.

15. Vehicles with a capacity in excess of 12 passengers are not allowed.

c. Small Winery. A Small Winery shall comply with the following provisions:

1. A Small Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. The applicant shall disclose if any other licenses issued by the California Department of Alcoholic Beverage Control will be relied upon for operations at the Small Winery.

2. Wine production shall be less than 120,000 gallons annually.

3. Of the total fruit used in winemaking a minimum of 50% shall be grown within San Diego County, a minimum of 25% shall be grown on the premises and a maximum of 50% may be grown outside of San Diego County.

4. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is allowed, but no food preparation is allowed at a Small Winery. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.

5. Events, including but not limited to weddings and parties, may be allowed upon the making of the findings in Section 6910.c.6.

6. ~~a.~~ An Administrative Permit ~~for a Packing and Processing: Boutique Winery may~~ is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:

~~1~~i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

a) Harmony in scale, bulk, coverage and density~~;~~.

b) The availability of public facilities, services and utilities~~;~~.

c) The harmful effect, if any, upon desirable neighborhood character~~;~~.

d) The generation of traffic and the capacity and physical character of surrounding streets~~;~~.

e) The suitability of the site for the type and intensity of use or development which is proposed~~; and to~~.

f) Any other relevant impact of the proposed use~~; and~~.

~~2~~ii. That the impacts, as described in paragraph "~~1~~i" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan~~; and~~.

~~3~~iii. That the requirements of the California Environmental Quality Act have been complied with.

~~B~~8. Notice of the Administrative Permit application shall be given to owners of property within 300 feet of the exterior boundaries of ~~the~~ a proposed ~~Boutique~~ Small Winery and a minimum of 20 different owners pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.

Section 11. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.

APPENDIX A1

Appendix A1

Existing Agricultural Grading and Clearing Ordinance

SEC. 87.205. AGRICULTURAL GRADING.

(a) The County Official shall appoint an Agricultural Permit Coordinator to facilitate the filing and processing of applications for agricultural grading plans, improvement plans and grading permits.

(b) The County Official shall prepare, circulate for public review, disseminate and maintain guidance documents which shall identify, explain and clarify standards for approval of grading plans, improvement plans and grading permits for agricultural grading. The guidance documents may include criteria which can be used to assure that proposed grading avoids adverse impacts to neighboring properties or the environment. The guidance documents may also address matters related to compliance with such plans and permits. The County Official may take these guidance documents into consideration when determining whether applications for grading plans or improvement plans for agricultural grading should be approved. The guidance documents shall not confer rights on applicants, nor constrain the discretion of the County Official relative to acting on such applications or enforcing such permits.

(c) An application for grading plans or improvement plans for agricultural grading may be approved if the County Official makes all of the following determinations:

1. The graded area is to be used exclusively for agricultural production;

2. There will be no more than 200 cubic yards of soil imported or exported from the site;

3. The graded area does not include or affect a watercourse (a watercourse may be onsite, but not in the graded area or affected by the proposed grading);

4. The grading will not result in cut slopes steeper than one and one-half horizontal to one vertical, or in an exposed fill slope steeper than two horizontal to one vertical, exclusive of benches and rounding;

5. Sections 87.212 and 87.213, regarding specified sensitive areas, have been complied with;

6. If the grading will involve waters, rivers, streams or lakes, as referenced in Section 87.214, the applicant has submitted documentation of compliance with the requirements of that Section;

7. The application is accompanied by plans showing a vicinity sketch, property lines, location of all structures in the area to be graded (including those on land of others if within fifteen feet), contours showing the topography of the existing ground, elevations, dimensions, location, extent and slopes of all proposed grading, the location, extent and square footage of the total area to be cleared of vegetation, all areas proposed to be subjected to any “Land Disturbance Activity” (as that term is defined in Section 67.803 of this Code), all watercourses located on site and a map of the drainage area tributary to the site, all at a scale that allows analysis and review of what is proposed and is not smaller than 200 feet = 1 inch;

8. The grading conforms to the setbacks stated in paragraphs (a) and (b) of Section 87.412;

9. The application and accompanying plans demonstrate compliance with Part F.3 of the County Stormwater Standards Manual;

10. The plans include dust control measures sufficient to comply with Section 87.428;

11. The graded area is not to be used as a site for a building other than a greenhouse or agricultural shade structure; and

12. The property owner has signed a statement under penalty of perjury (which must be reaffirmed prior to grading permit issuance) certifying the following:

    (aa) His or her intention to grade for a specified agricultural operation, to continue or establish the agricultural operation within one year and to retain the land in agriculture (including changing crops and fallowing for the specified agricultural operation) for at least five years (ten years if the land is located within the "MSCP Subarea" as defined in Section 87.803) from the date the permit is issued;

    (bb) His or her agreement to take no actions to change from the specified agricultural operation to a different type of land use for the period of time stated at paragraph (aa); and

    (cc) His or her acknowledgement that the County will deny any application for any non-agricultural land development, as specified in Section 87.111, for a period of five years (ten years if the land is located within the "MSCP Subarea" as defined in Section 87.803) following the date the grading permit is issued.

SEC. 87.506. AGRICULTURAL CLEARING.

(a) The Agricultural Permit Coordinator appointed pursuant to Section 87.205 of this Division shall also facilitate applications for agricultural clearing permits. The County Official's guidance documents prepared pursuant to that Section shall also provide guidance concerning approval and implementation of agricultural clearing permits.

(b) An application for an agricultural clearing permit shall comply with Section 87.504, except that the application contents and the standards for issuance of the permit shall be the same as those specified Section 87.205 of this division, applying the requirements of that Section as if the term "clearing" were used instead of "grading".

(c) For a period of five years (ten years if the land is located within the MSCP Subarea) from and after the date of issuance of the agricultural clearing permit, no County decisionmaker shall grant or approve any permit or other authorization for land development on the land for which clearing is authorized, to the permittee who made the certification required by Section 87.205(c)(12) or any other person who has actual or constructive notice of that certification, unless the permit or authorization would be for a project or activity either: (a) for which an exemption is provided in Section 87.502; or (b) which is in furtherance of the agricultural operation specified by the permittee in said certification.

APPENDIX B

County of San Diego Winery Operations Survey Results

Survey Question																									
County	Winery Name & location? *(optional)*	Years in operation?	How large is the parcel of land your winery is located on?	What is the size of your winery facility and buildings?	How many acres are planted in a vineyard?	How many total gallons and cases do you produce per year?	Tons of grapes produced/yr?	Import grapes? Tons/yr? Imported from?	Public tastingroom or wholesale winery?	when is Tasting Room open to the public?	busiest month for visitors?	No. of visitors per day? Per week?	Do you hold events at your winery?	If you hold events, what type, number of guests and how often?	Visitors from nearby communities, San Diego County or outside of the County?	No. of employees? FTE or PTE?	Employees' hours/shifts?	No. of deliveries or misc vehicle trips come into winery - per day? - per week? (customers not included)	Increased/decreased vineyard size in the last 1, 5 or 10 years? By how many acres?	Increasing vineyard size in near future?	When you first planted your vineyard, was the land natural vegetation, fallow or did the vineyard replace another crop? If so, which crop?	Use fertilizer? Type, application method & frequency?	Use pesticides? Type, application method & frequency?	Type & size (hp) of equipment used to make/bottle wine?	Have you and/or your employees completed the Voluntary CA Dept of Alcoholic Beverage Control (ABC) server awareness training (L.E.A.D)?
San Diego	Ofilia Vinyards & winery	35	70	20,000 sq ft Main Blg	40+	15,000 cases	±100	No	Both	10-6; Daily (No Holidays)	Aug - Dec 31	15-30 weekdays, 100-150 Sat & Sun	Yes	2 Public Events	US, Canada, and Other Countries	31 Total 18 FT / 13 PT	8-5 & 10-6	4-5/day 20+/wk	1 yr, 1 acre	Yes	Not Sure Vinyard when purchased	Brotomax; sprayed	Admire; as necessary	Several Motors - 3-5 hp	Yes
San Diego	Pyramid Vinyard Ramona, CA	8	8+	1,400 sq ft	4	600 gal 250 cases	8	No	Wholesale	No	N/A	N/A	No	N/A	N/A		N/A	UPS 1x/mo Frieght 1x/yr	1 yr, 2 ac; 10 yr, 2 ac	No	replaced another crop - Christmas trees	wetable sulfur; 4x/yr & contact weed killer - 3x/yr	15,15,16; by hand; newly planted vines	crusher - 1hp; chiller - 3 hp; pumps - fractional hp	No
San Diego	Twin Oaks Valley Winery San Marcos, CA	6	10.5	Winery-3,500 sq ft; Greenhouse-8,500 sq ft	8	4,800 gal, 20,00 cases	25	No	Wholesale	N/A	N/A	N/A	No	N/A	N/A	2 Seasonal	7 to 4	1/week	10 yrs, 8 acres	No	replaced another crop - field cut flower business	liquid mix; irrigation system; 1x/yr	insecticides 7 fungicides, tractor sprayer, 3x/yr	cooling compresor 3-5 hp	No
San Diego	Schwaesdall Winery Ramona, CA	12	6	2,900	4.5	100 gal	7	3 from Romona & Pauma Valley	Tasting Rm	Sat & Sun	April, May, Aug, Oct	75/week	Yes	2x/yr; 60 guests	All	0	N/A	5/yr	No	No	Natural Vegetation	No	No	phase converter to 3 phase pump, crushor destemmer 120V	No
San Diego	Chuparosa Vinyards Ramona, CA	2	12.5	150 sq ft	2.5	450 gal 188 cases	3 tons/ac	No	Wholesale	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A		5 yrs, 1.5 acre	Yes 1ac/yr for 3 yrs	Not Sure, Vinyard when purchased	Triple 15 dry granular; manually; .5 coffee scoop/vine; 1x/yr	Elemental sulfur, sprayer, 4-6x April-June	racking pump, .2 hp, used 8hrs/yr; bottling pump, .15 hp, used 8hrs/yr; crusher, 2.5hp, used 2hrs/yr	N/A
San Diego	Ramona	5	8	1,500 sq ft	2.5	400 cases	5 to 7	2 from San Diego	Wholesale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 delivery/mo	5 yrs, 1.5 acres	Yes	Natural Vegetation	No	sulfur	small pumps, water press, crusher destemmer	Yes
San Diego	Shadow Mountain Vinyards and Winery	12	40	TR-10'x30'; reduction/ aging- 80'x26'	-BLANK-	2,800 gal 1,200 cases	30	5-10 from Sunshine Summit & Valley Center	Tasting Rm	10-5 Wed-Sun	Nov & Mar	10/day weekday, 25/day weekend	No	N/A	outside the county	1 FTE	Tues-Sat 7:30-4	2	1yr, 1.5ac; 5 yrs, 1 ac; 10 yrs, 2ac	Yes	Natural Vegetation	No	Sulfur as needed; roundup as needed	5 ton/hr	Yes
San Diego	-BLANK-	8	24	18,00 sq ft	15	8,000 cases	40	60 tons, Temecula Wine-growers	Tasting Rm	10a-5p	May, Nov	700/wk	Yes	Weddings, 3/wk, ~800 guests	1/3 nearby, 1/3 SD, 1/3 elsewhere	8 FT, 35 PT	FT 8hrs/ day, PT 20 hrs/wk	food deliveries, UPS	I yr, 2 ac; 5 yrs, 3 ac	2	Natural Vegetation	Natural	Admire, sulfur	mobile bottling	Yes
San Diego	San Pasqual Winery, San Diego, CA	3	N/A	1,500 sq ft	N/A	500 gal, 1200 cases	N/A	2-3 tons, Guadalupe Winery in Baja; rest from SD	Wholesale	N/A	Aug	10/day, 20/wk	Small eventss	Wine tasting, <20 guest	SD Cnty	Owner/ Operator	N/A	1x/wk	No	N/A	N/A	N/A	N/A	Unknown	Yes

County of San Diego Winery Operations Survey Results

Survey Question																									
County	Winery Name & location? *(optional)*	Years in operation?	How large is the parcel of land your winery is located on?	What is the size of your winery facility and buildings?	How many acres are planted in a vineyard?	How many total gallons and cases do you produce per year?	Tons of grapes produced/yr?	Import grapes? Tons/yr? Imported from?	Public tastingroom or wholesale winery?	when is Tasting Room open to the public?	busiest month for visitors?	No. of visitors per day? Per week?	Do you hold events at your winery?	If you hold events, what type, number of guests and how often?	Visitors from nearby communities, San Diego County or outside of the County?	No. of employees? FTE or PTE?	Employees' hours/shifts?	No. of deliveries or misc vehicle trips come into winery - per day? - per week? (customers not included)	Increased/decreased vineyard size in the last 1, 5 or 10 years? By how many acres?	Increasing vineyard size in near future?	When you first planted your vineyard, was the land natural vegetation, fallow or did the vineyard replace another crop? If so, which crop?	Use fertilizer? Type, application method & frequency?	Use pesticides? Type, application method & frequency?	Type & size (hp) of equipment used to make/bottle wine?	Have you and/or your employees completed the Voluntary CA Dept of Alcoholic Beverage Control (ABC) server awareness training (L.E.A.D)?
Riverside	-BLANK-	22	95	87 acres	87	30,00 cases	400	No	Both	10-5; Daily	Holidays & Summer	100/day 700/wk	Yes	Concerts Wine Club Parties	All	-BLANK-	-BLANK-	-BLANK-	No	No	-BLANK-	Yes	Yes	-BLANK-	-BLANK-
Riverside	-BLANK-	16	5,000 ft^2		0 (No Vinyard)	60,000 cases; ≈ 2.4g/ case	N/A	25-30 from Mexico; 50-55 from California	Tasting Rms (2)	11-5; 7days/wk	October	Do Not Track (>100/wk)	Ocassionally	Cellar Club parties 3/yr (550/wknd); Nurses Seminar, 1/yr (75 guests); Cooking Classes 1-2/yr (10-30 guests)	Nearby Communities	9 Total, Both	Varies	< once/week for entire year	N/A	N/A	N/A	N/A	N/A	de-stemmer/ crusher, press & bottling line, several small pumps (hp unknown)	Not Sure
Riverside	Stuart Cillars, LLC 33515 Rancho California Rd Temecula, CA 92591	10	42	7,500 sq ft; tankyard 6,000 sq ft	36	86,000 gal 26,000 cases	90	40-50 from Central Coast	Tasting Rm	10-5 dailly (closed Thanks-giving & Christmas)	June/July Oct/Nov/ Dec	1,200-1,500/wk	Yes	4/yr: Barrel Tasting, Wine Club Appreciation, Clambake, Harvest Festival	All and nearby counties	30 FT	Field: 6:00-3:30 Office: 8:30-5:00	UPS daily 3-4 semi/week	10 yrs 6 acres	Leasing more vinyard	Natural Vegetation	Nitrogen (4lbs / acre / month); drip system; 3 months Apr-Jun	Sulfur; every 14 days after bud break until 30 days befor harvest	refrigerattion and equipment; 150-200 total hp	Yes
Riverside	Weins Family Cellars Temecula, CA	3	10 (8.8 net)	12,000 sq ft	6.6 plus 20 ac off-site; farms 60 ac total in Temecul a Valley	20,000 gal ≈8,000-9,000 cases	7 to 10	25 tons from Lodi & Paso Robles	Tasting Rm	10-5 7 days/wk	Dec	900/week	Corp mtgs, parties, Weddings, concerts	60 events/yr; varies 10-400 guests/ event	Temecula, Murieta, SD Cnty, Orange Cnty	48 Total 16 FT, 32 PT	TR - 10-5 7 days/wk; Office - M-F 9-5; Vinyard - M-F 7-3:30	1 or 2 per day	-BLANK-	No	purchased existing vinyard	Liquid fertilizer; drip system; 1x/yr	Admire drip system 1x/yr	Wine pres - 5hp, destemmer - 3hp, must pump - 5hp, air compressor - 10hp, bottling line - 5hp, chiller - 25 ton, other pumps - 1& 2 hp	Yes
Riverside	Hart Winery Temecula, CA	28	10	3,600 sq ft	8.5	12,000 gal 5,000 cases	25 to 30	No	Both	9-4:30 daily	consistent year round	500/week more on weekends & holidays	Wine Club & Temecula Valley Wine-growers	Wine Club - 60+ guests, Association events 8-90 guests (2 days)	few from nearby and SD, Rverside, Orang & LA Counties	7 total 3 FT, 4 PT	FT - 9-5 PT - varies	UPS daily; delivery 1x/2 wks	No	No	Natural Vegetation	Organic mulch	Sulfur spray as needed	crusher - 12 tons/hr; press 34 hl; bottling - 90 cases/hr	Yes
Riverside?	-BLANK-	4	10		8	3,000 cases 8,000 gal	7	30 from Temecula Valley	Tasting Rm	11-6; Daily	Dec	15 Weekdays 200 Saturday 60 Sunday	Few (Limited by Cnty)	Winemaker Dinners; TVWA Festivals, <25/yr	Nearby Communities, Outside Cnty	9 Total: 2 FTE, 7 PT	10:30-6, 12-6, 1-6, and 2-6	2/day 16/week	1 yr 1 acre	Yes	Natural Vegetation	Potassium, Nitrogen; irrigation drip; 3x/yr	Admire; Irrigation Drip; 2x/yr	3 phase	100% Completed

County of San Diego Winery Operations Survey Results

Survey Question																									
County	Winery Name & location? *(optional)*	Years in operation?	How large is the parcel of land your winery is located on?	What is the size of your winery facility and buildings?	How many acres are planted in a vineyard?	How many total gallons and cases do you produce per year?	Tons of grapes produced/yr?	Import grapes? Tons/yr? Imported from?	Public tastingroom or wholesale winery?	when is Tasting Room open to the public?	busiest month for visitors?	No. of visitors per day? Per week?	Do you hold events at your winery?	If you hold events, what type, number of guests and how often?	Visitors from nearby communities, San Diego County or outside of the County?	No. of employees? FTE or PTE?	Employees' hours/shifts?	No. of deliveries or misc vehicle trips come into winery - per day? - per week? (customers not included)	Increased/decreased vineyard size in the last 1, 5 or 10 years? By how many acres?	Increasing vineyard size in near future?	When you first planted your vineyard, was the land natural vegetation, fallow or did the vineyard replace another crop? If so, which crop?	Use fertilizer? Type, application method & frequency?	Use pesticides? Type, application method & frequency?	Type & size (hp) of equipment used to make/bottle wine?	Have you and/or your employees completed the Voluntary CA Dept of Alcoholic Beverage Control (ABC) server awareness training (L.E.A.D)?
Unknown	-BLANK-	6	18	20'x40'	3	1,200-1,500 gal	6 to 12	No	Wholesale	N/A	N/A	N/A	No	N/A	N/A	1 PT	days; 7-4	None	-BLANK-	Yes	Was Citris, fallow for 4 yrs, then planted	Irrigation system; rarely	Fungicide 2-3x/yr; Sulfur 2-3x/yr	pumps and Crusher; .5-1 hp	Not Sure
Unknown	-BLANK-	9	10	TR - 2,500 sq ft; Event Pavilion - 3500 sq ft; restrooms 800 sq ft;	7.5	3,500 cases	21 to 35	No	Tasting Rm	11-5; 7 days/wk	November	300/week	Yes	Weddings, Fund raisers, wine club, corporate 2x/month; 100-200 guests	70% w/in 100 miles	6 FT	10:30-6, 7-3:30, special events til 10pm	UPS daily, 1-2 large trucks/mo	-BLANK-	No	Natural Vegetation	5-30-30, 12-26-26, 20-20-29; drip system	Admire; 1x/yr	1 - 7 hp	Yes
Unknown	-BLANK-	4	30+	1,000 sq ft		300-500 gal, 120-300 cases	7 to 10	No	Wholesale	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	10-15 deliveries/yr	5 yrs 3+ acres	No	No	No	organic insecticide 1x/3yrs	crusher, press, small pumps all ≤3hp120V & 220V	No
Unknown	-BLANK-	2	5+	380 sq ft	2	270 ga,l 115 cases	1 to 2	1-2 tons from local vinyards	Wholesale	-BLANK-	-BLANK-	-BLANK-	Private Harvests	35 guests, 1x/yr	-BLANK-	N/A	-BLANK-	10/yr	1 yr, 1ac 10 yrs, 1 acre	Yes	Natural Vegetation	No	0	Gypsum; Annually	No

APPENDIX C

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

October 9, 2008

To: Reviewing Agencies

Re: Tiered Winery Zoning Ordinance Amendment, POD 08-012, Log No. 08-00-004
SCH# 2008101047

Attached for your review and comment is the Notice of Preparation (NOP) for the Tiered Winery Zoning Ordinance Amendment, POD 08-012, Log No. 08-00-004 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Lory Nagem
San Diego County, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

RECEIVED
OCT 16 2008
DPLU - PPCC

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2008101047
Project Title Tiered Winery Zoning Ordinance Amendment, POD 08-012, Log No. 08-00-004
Lead Agency San Diego County

Type NOP Notice of Preparation

Description The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The project would introduce a new "Packing and Processing: Small Winery" Use Type that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The project would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit. The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 (Limited Agriculture) and A72 (General Agriculture) Use Regulations.

Lead Agency Contact

Name Lory Nagem
Agency San Diego County, Department of Planning and Land Use
Phone (858) 694-3823 **Fax**
email
Address 5201 Ruffin Road, Suite B
City San Diego **State** CA **Zip** 92123

Project Location

County San Diego
City
Region
Cross Streets
Lat / Long
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways All unincorporated SD County
Airports All unincorporated SD County
Railways All unincorporated SD County
Waterways All unincorporated SD County
Schools
Land Use Agriculture & low density residential/A70 (Limited Agriculture) & A72 (General Agriculture)/Various General Plan Designations: (17) Estate, (18) Multiple Rural Use, (19) Intensive Agriculture, (20) General Agriculture, (21) Specific Plan, (22) Public/Semi-Public Lands, (23) National Forests/State Parks, (24) Impact Sensitive, (25) Extractive

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Noise; Public Services; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; State Water Resources Control Board, Clean Water Program; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 7; Regional Water Quality Control Board, Region 9

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Date Received 10/09/2008 ***Start of Review*** 10/09/2008 ***End of Review*** 11/07/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: SAN VITAO

SCH# 2008101041

Resources Agency

- [x] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  David Johnson
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [x] **Dept. of Conservation**
  Sharon Howell
- [ ] **California Energy Commission**
  Dale Edwards
- [x] **Cal Fire**
  Allen Robertson
- [ ] **Office of Historic Preservation**
  Wayne Donaldson
- [x] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **Central Valley Flood Protection Board**
  Mark Herald
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [x] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

Fish and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Game Region 2**
  Jeff Drongesen
- [ ] **Fish & Game Region 3**
  Robert Floerke
- [ ] **Fish & Game Region 4**
  Julie Vance
- [x] **Fish & Game Region 5**
  Don Chadwick
  Habitat Conservation Program
- [ ] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Gabrina Getchel
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Dept. of Public Health**
  Veronica Malloy
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Debby Eddy
- [ ] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Ken Lewis
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Marina Brand
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [x] **California Highway Patrol**
  Shirley Kelly
  Office of Special Projects
- [ ] **Housing & Community Development**
  CEQA Coordinator
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Bruce de Terra
- [ ] **Caltrans, District 4**
  Lisa Carboni
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Michael Navarro
- [ ] **Caltrans, District 7**
  Elmer Alvarez
- [ ] **Caltrans, District 8**
  Dan Kopulsky
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [x] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Ryan P. Chamberlain

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
  - [ ] Transportation Projects
    Ravi Ramalingam
  - [ ] Industrial Projects
    Mike Tollstrup
- [ ] **California Integrated Waste Management Board**
  Sue O'Leary
- [x] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- [x] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [x] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [x] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____
  _____
  _____

Last Updated on 08/13/2008

Nagem, Lory

From: Paul Schlitt [PSchlitt@dfg.ca.gov]
Sent: Friday, November 07, 2008 1:51 PM
To: Nagem, Lory
Subject: Comments on the Notice of Preparation of a Draft EnvironmentalImpact Report for Tiered Winery Zoning Ordinance Amendment(SCH#2008101047)

Ms. Nagem:

The California Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Tiered Winery Zoning Ordinance Amendment in the County of San Diego. The County of San Diego has an approved Subarea Plan and Implementing Agreement under the Natural Community Conservation Planning Program. The County of San Diego is also currently working on the draft North County Multiple Species Conservation Program Plan and is also in the process of developing the draft East County Multiple Species Conservation Program Plan, for which this underlying zoning ordinance amendment would occur. The proposed zoning ordinance amendment must ensure and verify that all requirements and conditions of the Subarea Plan and Implementing Agreement are met. The DEIR should also address biological issues that are not addressed in the Subarea Plan and Implementing Agreement, such as specific impacts to and mitigation requirements for wetlands or sensitive species and habitats that are not covered by the Subarea Plan and Implementing Agreement.

The DEIR should include an analysis how the proposed ordinance amendment would affect the habitat conservation goals for existing (e.g., South County) and proposed (e.g., North County, East County) NCCPs. For example, consideration should be given for the following: (1) whether there is a potential effect of the ordinance amendment on existing/proposed habitat mitigation and preservation goals for agricultural uses within NCCP areas; (2) what ecological/species benefits (e.g., arroyo toad, burrowing owl, Stephen's kangaroo rat, etc.), if any, would newly proposed winery uses provide compared to other agricultural uses such as grazing and orchards; (3) would the proposed amendment allow for the construction of new facilities (e.g., tasting room and retail outlet as secondary use) which could then increase related brush management requirements; and (4) would the proposed amendment result in an increase in the use of fertilizers/chemicals with related impacts to downstream water courses regulated under Fish and Game Code 1600.

We appreciate the opportunity to comment on the referenced NOP. Should you have questions please feel free to contact me.

Regards

Paul Schlitt
Staff Environmental Scientist
CA Dept. of Fish and Game

South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123

Phone (858) 637-5510
Fax (858) 467-4299
pschlitt@dfg.ca.gov

Public Comment Submission: Dennis Grimes 18259 Chablis Road, Ramona, CA 92065 Closing date 7 Nov 2008,submitted 7 Nov 2008

The following comments are forwarded for consideration and action reference POD 08-012:

Much of the Environmental Checklist was reasonable drafted however, the following sections at a minimum overstated the possible impact of winery or tasting room operations and should be revised as noted below.

s/ Dennis Grimes

9 October 2008 CEQA Initial Study - Environmental Checklist Form
Tiered Winery Zoning Ordinance Amendment; POD 08-012; Log No. 08-00-004

I. AESTHETICS -- Would the project:
a) Have a substantial adverse effect on a scenic vista?

> **Should read No Impact** – tourism studies have established the scenic value and desirability of vineyards to wine tourism. Not only are vineyards a positive scenic element, it is incorrect for the County EIR Document to state anything other than "no impact" on scenic vistas and highways.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

> **Should read No Impact** – tourism studies have established the scenic value and desirability of vineyards to wine tourism. Not only are vineyards a positive scenic element, it is incorrect for the County EIR Document to state anything other than "no impact" on scenic vistas and highways.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

> **Should read No Impact** – tourism studies have established the scenic value and desirability of vineyards to wine tourism. Not only are vineyards a positive scenic element, it is incorrect for the County EIR Document to state anything other than "no impact" on scenic vistas and highways.

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

> **Should read No Impact** – winery and vineyard operations are conducted during daylight hours or in enclosed largely windowless buildings that protect wine from light and heat.

II. AGRICULTURE RESOURCES Would the project:

c) Involve other changes in the existing environment, which, due to their location or

nature, could result in conversion of Farmland, to non-agricultural use?

> Potentially Significant Impact is not a correct assessment. **Should read - Less than Significant Impact, or No Impact.** Farming is a dynamic business environment with global, national, state and local market pressures. San Diego County is a uniquely expensive farming environment with very high land and water costs. Changing of crop decisions will be made largely independent of provisions of any winery or other ordinance.

III. AIR QUALITY Would the project:

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

> Potentially Significant Impact is not a correct assessment. **Should read - Less than Significant Impact, or No Impact.** The number of Average Daily Trips (ADTs) generated from a wholesale, the impact of wholesale, boutique or small wineries would be negligible, and the benefit from CO_2 consuming vineyards would actually be positive for air quality.
>
> Observation of family boutique wineries in Northern California indicate less than ten more often six visiting vehicles on any given weekend day. As such the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects that generate less than 2,000 ADT are **below the Screening-Level Criteria** established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants.

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)?

> Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** For winery projects that that are allowed by right within the surrounding area will be either residential or agricultural in nature and are not expected to be of a size and scale that would emit significant amounts of criteria pollutants. Many of these properties have existing buildings and ag land that is already constructed or prepared and would not result in any release of pollutants. Farming activity results in vegetation that absorbs CO_2 and pollutants and would actually improve air quality rather than diminish it. Use of pesticides is not required and even if used, and in accordance with regulations would not result in an appreciable amount of VOCs or other pollutants.

V. BIOLOGICAL RESOURCES -- Would the project:

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

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Vineyards and wineries would be on ag designated lands which are not primarily intended for wildlife habit. Development of protected lands is already regulated under MSCP and wildlife departments and services. Vineyards offer agricultural habitat for wild creatures and are more hospitable than domestic construction or landscaping.

b) 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 US Fish and Wildlife Service?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Vineyards and wineries would not built on riparian or sensitive natural habitat in that such locations are not feasible or suitable for quality grape cultivation. Grapevines thrive in arid low moisture locations. To subject plants to water bogged riparian environments would not be agriculturally sound or practical.

c) 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?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Winery and vineyard projects would not be proposed for federally protected wetlands because those lands are not suitable for quality grape cultivation. Grapevines do not seek or thrive under excessive water conditions. Vineyards may also be established or expanded onto these lands as well. Development of wetlands is subject to the Clean Water Act regulation and permits from Army Corps of Engineers therefore, no winery project would result in a substantial adverse effect on federally protected wetlands.

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

Potentially Significant Impact is an incorrect determination. **Should read No Impact** - by virtue or their open, agricultural nature, vineyards just an any other row crop protects the undeveloped nature of the land and facilitates wildlife corridors. Vineyards or wineries would not truncate any waterways or wetlands.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

Potentially Significant Impact is an incorrect determination. **Should read No Impact.** Reuse of historic buildings is a hallmark of wineries and exclusive

lodging venues. The panache of a historic building for a winery or lodging is an established industry mainstay. Designated historic buildings are already protected entities under existing guidelines and statutes. Please Google "wineries in historic buildings" for validation of this concept.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** No development construction or agricultural would be allowed to proceed over an archaeological resource therefore its impact cannot be Significant.

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

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** No development construction or agricultural would be allowed to proceed over unique paleontological resource or site or unique geologic feature therefore its impact cannot be Significant.

VI. GEOLOGY AND SOILS -- Would the project:

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

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact is an incorrect determination. **Should read No Impact.** The construction of a winery or establishment of a vineyard has no more relationship to risk of loss, injury or death than any other development. The operations produce no geologic impact vibration or otherwise that could be construed as contributing to or enhancing geologic risk.

ii. Strong seismic ground shaking?

Less than Significant Impact is an incorrect determination. **Should read No Impact.** The construction of a winery or establishment of a vineyard has no more relationship to geologic impact vibration or otherwise that could be construed as contributing to or enhancing geologic risk.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact is an incorrect determination. **Should read No Impact.** The construction of a winery or establishment of a vineyard has no more relationship to geologic ground failure, including liquefaction, that could be construed as contributing to or enhancing geologic risk in this area.

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

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Topsoil is a critical farming resource. Any farming operation will seek to prevent or minimize soil loss. County Best Management Practices (BMP) already require procedures to prevent soil loss from construction sites.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:
a) Violate any waste discharge requirements?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Winery discharge is limited and waste products, grape skins, seeds, and stems are used to increase vineyard heath and soil quality through tilling and mulching. Any farming operation will seek to prevent or run-off and waste discharge. County Best Management Practices (BMP) already require procedures to prevent runoff and soil loss from construction sites.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Winery discharge is limited and waste products, grape skins, seeds, and stems are used to increase vineyard heath and soil quality through tilling and mulching. Any farming operation will seek to prevent or run-off and waste discharge. County Best Management Practices (BMP) already require procedures to prevent runoff and soil loss from construction sites.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Winery discharge is limited and waste products, grape skins, seeds, and stems are used to increase vineyard heath and soil quality through tilling and mulching. Any farming operation will seek to prevent or run-off and waste discharge.

d) 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 CEQA existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Wine grape cultivation uses 1/100th the

water use of high-water-use crops such as Avocados. Winery operations use water for cleaning of equipment during crush season, but at other times is limited to nil at to the times of the year not resulting is a sustained demand for water. If waste water s used for existing landscaping, the impact even less.

IX. LAND USE AND PLANNING -- Would the project:

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact is an incorrect determination. **Should read No Impact.** Wholesale, Boutique and Small wineries and associated vineyards are inherently agricultural activities and limited to A70/A72 agriculturally designated parcels. There is no impact or change to land use when inherently agricultural activities are considered.

XI. NOISE -- Would the project result in:

a) 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?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Vineyard and winery operations have no associated machinery that would not otherwise be present in agricultural operations. Most winery equipment is enclosed within buildings and no sound would be discernable outside. Small tractors, utility vehicles and pick-up trucks would constitute the extent of exterior machinery primarily during harvest months. Their use would necessarily be limited to daylight hours and County noise standards already exist and are enforceable.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

Potentially Significant Impact is an incorrect determination. **Should read - Less than Significant Impact, or No Impact.** Law enforcement officials local Sheriffs and California Highway Patrol(CHP) from established winery areas in California

(e.g. Sonoma and Napa counties) advise there is no appreciable increase in law enforcement incidents associated with wineries or their visitors. .

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to 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, substantially 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?

Potentially Significant Impact is an incorrect determination. The Significant Impact determination throughout Section XVII is erroneous and needs to be reevaluated and redesignated to **Less than Significant Impact, or No Impact.**

Nagem, Lory

From: Vivian Osborn [vivstir@sv-mail.com]
Sent: Friday, November 07, 2008 11:26 AM
To: Nagem, Lory
Subject: Comments: POD 08-012, LOG NO .08-00-0044; TIERED WINER ZONING ORD. AMENDMENT

TO: Lory Nagem
SUBJECT: Comments on NOP Amendments to the San Diego County Zoning Ordinance
within the A70 and A72 Use Regulation
FROM: Vivian Osborn, 17279 Voorhes Ln., Ramona, CA 92065 (760)789-28722

Following are comments to be included for the NOP of an EIR for the above Subject

1. Before an Administrative Permit may be given to a Boutique Winery located on any Private Road within the County of San Diego, the applicant shall notice all the property owners of each property on that Private Road and obtain 100% approval of all the landowners before the AP is given

2. The 'one sign' referred to on page 3 shall not be more that 4 x 4 feet and be placed only on the property allowed an AP.

3. A Boutique Winery shall obtain a grading permit for the introduction of grapes on to the property. The applicant shall not primitively introduce a Commercial crop to avoid having to identify all Sensitive Habitat, including Streams and Wetlands, Threatened and/or Endangered Species and Raparian Habitat and Oak Woodlands

4. The EIR should included the percentage of farms that are ground water dependent and identify cumulative impacts to the surrounding neighbors on Private Roads that are exclusively dependent on private wells.

5. The EIR should include the percentage of Endangered and Threatened habitat within the A70 and A 72 Use Regulation areas.

6. The EIR should contain the percentage of remaining Habitat within the A70 and A72 Use Regulations.

7. The EIR should contain an Overlay of the remaining Sensitive and Endangered Habitat within the A70 and A72 Use Regulations before the General Plan Update is completed in order to restrain this proposed Zoning Ordinance Amendment from primiptively destroying habitat by farming it before the North County Multiple Species Conservation Plan (NCMSCP) is completed for North County.

Respectively submitted

Vivian Osborn

RAMONA MUNICIPAL WATER DISTRICT
105 Earlham Street
Ramona, California 92065-1599
Telephone:
(760) 789-1330

October 24, 2008

JO 99999

Project Processing Counter
Department of Planning and Land Use
Project Processing Counter
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

SUBJECT: POD 08-012, LOG NO. 08-00-004; TIERED WINERY ZONING ORDINANCE AMENDMENT

Dear DPLU,

Please find below the Ramona Municipal Water District's (RMWD) comments to the Tiered Winery Zoning Ordinance Amendment CEQA Initial Study:

Page	Item	CEQA Initial Study Question	CEQA Initial Study Statement	RMWD Comment
54	b)	Require or result in the Construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No Impact. The small size of these wineries would not require the construction or expansion of water or wastewater treatment facilities operated by a district.	The RMWD's Santa Maria Treatment Plant and sprayfields are at capacity. Although the Initial Study states that the wineries are small in nature, new sewer connections may not be allowed until the treatment plant is expanded. The RMWD believes that "No Impact" is not an accurate representation of our situation.
55	d)	Have Sufficient water supplies available to serve the project from existing entitlements, or are new or expanded entitlements needed?	Potentially Significant Impact . . . To allow the districts to determine if adequate water supplies will be available, further analysis of the water demands of vineyards and wineries will need to be calculated. Once this information is available, the water districts can assure that there are adequate water resources and entitlements are available to serve the requested water resources before any approval is granted.	California has experienced below average rainfall and the Governor has delcared a State wide drought. If the drought continues, a moratorium may be placed on new or expanded water service.

56	d)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant Impact. Some future wineries will require or already have sewer service from a sewer district. Before a future winery can connect to a district sewer system, sewer district approval must be obtained and the district can assure that there is adequate wastewater service capacity available to serve the requested demand before any approval is granted. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.	The RMWD's Santa Maria Treatment Plant and sprayfields are at capacity. Although the Initial Study states that the wineries are small in nature, new sewer connections may not be allowed until the treatment plant is expanded. The RMWD believes that "Less than Significant Impact" is not an accurate representation of our situation.

If you have any questions or comments about the issues we have addressed please feel free to contact me at: 760-788-2260 or via email at pdauben@rmwd.org.

Sincerely,

Phillip Dauben

Phillip Dauben, P.E.

Cc: File J.O. 99999

Nagem, Lory

From: CAROLYN DORROH [carolyndorroh@sv-mail.com]
Sent: Thursday, November 06, 2008 5:10 PM
To: Nagem, Lory
Subject: Comments on NOP of an EIR POD 08-012, LOG NO. 08-00-004, Tiered Winery Zoning Ordinance Amendment

From: Carolyn A. Dorroh
Ramona Community Planning Group Member
17235 Voorhes Lane, Ramona, CA 92065
(760) 789-4429 carolyndorroh@sv-mail.com

To: Lory Nagem
(858) 694-3823
Lory.nagem@sdcounty.ca.gov

Subject: Notice of Preparation of an Environmental Impact Report
POD 08-012, LOG NO. 08-00-004, Tiered Winery Zoning Ordinance Amendment

Date: November 2, 2008

Ms. Nagem,

Please accept my comments on the NOP of an EIR for the Tiered Winery Zoning Ordinance Amendment that is currently open for public review and comment.

The County is creating an ordinance that applies to all A70 and A72 zoned parcels in the San Diego County, yet nowhere does it deal with regional impacts or cumulative impacts to traffic, public safety, air quality, water, private road issues, habitat, incompatible neighboring land uses, etc. Throughout this NOP the County claims that because the individual Winery would deal with impacts with a permit of some kind, there would be very little impacts to that project area. This type of illusion fails to address and mitigate for negative impacts to the region.

COUNTY GENERATED REWARDS & PENALTIES

I believe that the EIR also needs to address the impacts to the region associated with the County of San Diego's overall use of both Rewards and Penalties in its planning and land use decisions for this region.

> **REWARDS**, meaning that we know development, growth and business can be unnaturally enhanced in an economy that would not normally sustain those things.
>
> **PENALTIES**, meaning that we know development, growth and business can be curtailed and even caused to fail with fees and a cumbersome process even though there is a great need for those things to exist.

Example of Rewards (where none should exist)

Boutique Wineries by right, authorities turning their heads to its potential regional impacts and the preparation of this EIR at the tax payers expense instead of out of the applicant's pocket.

Example of Penalties (where none should exist)

Due to expensive fuel costs, the Julian Pie Company wanted to install a larger refrigeration unit in their San

Ysabel facility to reduce the number of apple deliveries made via truck. This type of thinking would have also decreased traffic, air pollution and costs to the consumer. However, the County's Transportation Impact Fees (TIF) were so high that they could not afford to provide these accommodations that would have enabled them to store more apples for a longer period of time.

Where do we, San Diegans, fit into this Nation and planet? What are the impacts to the County's rewards and penalties in today's economy? As I look at all the closed businesses in town, I wonder if the County has done the right thing. Please address the cumulative impacts to the region that are brought on by the ill timing of the wrong penalties and favoritism planning done in today's market. Jobs lost in our rural communities force more commuters to head "down the hill" for jobs. How does that impact traffic, noise, air quality, emergency responders, etc.?

CAPITALIST vs. SOCIALIST IMPACTS

In a democratic society that also operates with an open and free market, like a capitalistic state if you will, it is survival of the fittest. The efficiency of supply and demand dictates what is needed in society. **It is the rejuvenation derived from the struggles and successes, and the robustness gain from lessons learned, which strengthens society to the point that it can provide for its needs – NOT GOVERNMENT.**

I believe that the EIR needs to address the impacts of this socialistic method of government intervention that makes it easier, smoothes the path and also eliminates typical fees, processes and permit/s requirements for this specific business niche. What are the pros and cons of this type of Government intervention? How does that impact the region?

1. What are costs and impacts to the many, such as tax payers and neighbors, if Wineries' viability were to be thrown at the mercies of the free market? Please compare that to the cost and impacts to the many as a result of government favoritisms being provided instead.
2. What is the worst case scenario of having all A70 and A72 zoned parcels in San Diego County turned into a winery of one tier or another?
   a. Would we ask local residents of all ages to have a diet predominately of wine?
   b. What should our public schools in this region teach to the agriculture student; crate, cork, label and glass bottle making?
   c. What kind of agriculture products should we encourage 4-H individuals to grow and take to market; social affairs, club memberships, weddings and parties?
   d. How many generations will it take for our local students to no longer know how to provide food sources?
3. Where would food sources to our region come from and how would it get here?
   a. What kind of impacts would that have to our roads, air quality, jobs, noise and ground water if food sources had to be provided from out of this region?
   b. Which region specifically would each product and by-product of cattle, pork, poultry, fruit, vegetable, etc. would come from?
   c. What kind of accommodations would need to be provided to support the customer base catering to the number of wineries that could exist in the worst case scenario? (hotels, transportation services, tour guides, restaurants, gas stations, emergency services, rehab, etc.)

Nagem, Lory

From: bud & florence wiederrich [bud-florence@usa.net]
Sent: Friday, November 07, 2008 7:55 AM
To: Nagem, Lory
Cc: Jacob, Dianne; FGG, District 4 Ron Roberts; Slater, Pam; Cox, Greg; Steiner, Dustin; Horn, Bill; Wilson, Adam
Subject: environmental study response.doc

October 6, 2008

RESPONSE TO S.D. COUNTY D.P.L.U. STAFFS "PROBABLE ENVIORNMENTAL EFFECTS" WITH RESPECT TO WINERIES/ VINEYARDS as they relate to CEQAs initial study

Would the project:

1) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (AGRICULTURAL RESOURCES: conversion of crops due to increased demand for wine grapes.)

The absurdity of this concern is overwhelming. First of all no one having a crop that is profitable is going to convert to another type crop. If, however, the crop is no longer profitable or uses too much of a natural resource such as water with respect to avocado groves, then it only makes sense to convert to something less demanding of a natural resource. This would certainly be a plus for the environment. Also, it is a well known fact that growing wine grapes certainly uses far less water than almost all other crops and it is also a well known fact that it is far less profitable than almost all other crops so the chances of conversion are pretty slim.

2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Or 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)? (AIR QUALITY: increased vehicle trips from the establishment of new and from the expansion of existing wineries.)

Did I mention absurdity? With this line of thinking, we must surely put a stop to procreation or certainly put a limit on it as it will definitely cause more trips from the young growing up and obtaining a drivers license. What about just plain growth? What about the overwhelming increase in immigration that has already put a major overload on our environment and economy. With this line of thinking we must put a stop to everything. Maybe this is a clue to what some environmentalists are all about. I am sorry if this offends anyone but there are environmentalists and there are environmentalists. Unfortunately some of these environmentalists are non thinkers and extremists set out to save the planet based upon incomplete information and closed mindedness as well as an inability to reason.

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

substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (BIOLOGICAL RESOURCES: impacts to sensitive species and habitat from the expansion of vineyards and agricultural operations.)

Vineyards are an agricultural use. Agricultural zoned regions are set aside for agricultural use. Need anymore be said? Wetlands, marshes, vernal pools, etc. should never be zoned as agricultural.

4) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? or Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Or, Disturb any human remains, including those interred outside of formal cemeteries? (CULTURAL RESOURCES: impacts to cultural and paleontological resources from the expansion of winery facilities, vineyards and agricultural operations.)

This concern suggests that any type of operations on this already zoned agricultural area is going to upset the ability to study life in past geological periods and cause cultural shock. Again, did I mention absurdity? Existing structures are already allowed and any new construction would find any unique features or human remains.

5) Result in substantial soil erosion or the loss of topsoil? GEOLOGY AND SOILS: increased erosion and siltation from increased activity on unimproved roads and from increased agricultural operations.

Any erosion that is going to take place, is going to take place whether or not a vineyard or winery is involved. No one is going to plant a vineyard or put in a winery without mitigating any erosion, It is just plain stupid and non functional. All irrigation is drip which creates no erosion.

6) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? HAZARDS AND HAZARDOUS MATERIALS: use of pesticides, herbicides, fuel and other chemicals.

It is without doubt, if these properties were developed for housing rather than agriculture use, the amount of pesticides, herbicides, fuel and other chemicals would exceed the amount used by a vineyard or winery. I have had a vineyard and winery for almost 10 years and if you were to compare the amount of chemicals used on my 20 acre vineyard to the amount of chemicals used at my one quarter acre home times 4, the amount of chemicals used at my vineyard would be considered insignificant. Almost all vineyards can be considered organic as most of the chemicals used are organic in nature.

7) HYDROLOGY AND WATER QUALITY: erosion and siltation from agricultural operations and construction.

Would the project: Violate any waste discharge requirements or is the project, tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired and Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses or substantially deplete water supplies of 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) or Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site or Provide substantial additional sources of polluted runoff?

The property is agricultural. This is not an issue. Constructing a winery and laying out a vineyard is no different than constructing a dwelling to house a family. Besides, vineyards are already allowed by right of zoning as well as many other uses. Again, almost everything that happens at a vineyard is natural and

assuredly everything happening at a Botique Winery is all natural.

8) LAND USE AND PLANNING: compatibility with neighborhood character.
Would the project: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

A winery is already allowed on agricultural property. The only issue obviously is a tasting room. I feel it is just plain foolish to even consider "compatibility with neighborhood character" by allowing a tasting room with the restrictions proposed in the previous ordinance. There is no way that the usage with a tasting room would not be compatible with other agricultural properties. We must not lose sight of the fact that agricultural zoned properties allow a whole host of uses that may not be compatible with residential zoned areas and individuals moving into agricultural zoned properties must understand this and be totally prepared to live with and be compatible with these uses.

9) NOISE: increased noise from winery operations. Would the project result in: 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?

This is just plain silly. Winery operations are almost silent. The only noise may be at harvest when you make the wine which is once a year for a few weeks at the most and the loudest noise would be from a crusher destemmer and this noise is no louder than a washing machine. A septic pump is far louder sucking out a septic tank than any sound from a winery.

10) PUBLIC SERVICES: increased demand on fire and police services.

I have had a vineyard for almost ten years and have yet to use any fire or police services. I believe this concern to be totally unfounded. Considering the restrictions proposed in the Botique Winery Ordinance, there is also no reason to believe there would be anymore demand for these services. There is far more demand for these services with respect to the weekend motorcycle riders on the backroads to the wineries.

11) TRANSPORTAION AND TRAFFIC: Increased vehicle trips and the impact on the County circulation system.

With respect to winery tasting rooms for Botique Wineries, it has already been determined that this is not a concern.

12) UTILITIES AND SERVICE SYSTEMS: impact to water and sewer agencies to provide services to wineries.

I believe that most of the agricultural zoned property we are concerned about have no water or sewer services as they are on wells and septic. Therefore, In my opinion this concern is unfounded and will place no more of an environmental concern than a single family dwelling if in an area that has water and sewer services.

In closing, I am sincerely concerned about the amount of ignorance displayed with this project. It reminds me of the millions of dollars spent by the Federal Government approximately 30 years ago to study "What the Donkey's used in mining preferred to eat" when all they had to do was go out and ask any salty miner.

All that really has to be done is to go to one of the existing wineries of a Botique nature and take a tour just like the folks that are doing it for the education and enjoyment do. Do it at harvest, it is the busiest time of the year. By the way, most major use wineries in San Diego County are so small, they only produce what

would normally be allowed in a Botique Winery.

RECEIVED
NOV 06 2008
DEPARTMENT OF PLANNING
AND LAND USE

From: Bruce Eastwood
P.O. Box 118
Ramona, CA 92065

To: Lory Nagem
Dept. of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, Ca 92123

November 1, 2008

Re: Objections to adoption of POD 08-012, Log No. 08-00-004; Tiered Winery Zoning Ordinance Amendment

In reference to the EIR for wineries in San Diego County:

Why are the county supervisors still spending tax payers' time and money on this thing that has been objected to and threatened by lawsuits? It is for special interest groups only and not for the betterment of all San Diego County. The county supervisors and administrators are wasting our time and money as usual. They meet behind closed doors with the special interest groups and not out in the open with the rest of the citizens. They have created an ordinance worded by the RVVA and for the benefit of the RVVA and its members.

This EIR does not take into account the number of businesses already selling alcohol in San Diego County. There are bars, liquor stores, super markets, restaurants, fast food stores, etc., any number of places. We do not need wineries, with tasting facilities, throughout the county.

The National Highway Traffic Safety Administration estimates that **17,941** people died in the year 2006 in "alcohol-related" collisions, representing 41% of total traffic deaths in the US. Over **500,000** people were injured in alcohol-related accidents in the US in 2003. Why does San Diego County have to contribute to the increase of these statistics more than they have already contributed?

The funding for this EIR is being paid for by the tax payers and the free-loading special interest groups are receiving all the benefits. Construction and other developers have to pay for EIRs and permit fees. Why are special interest groups getting all the breaks and free rides? The already existing wineries had to pay their share of fees and jump thru the hoops the county had for permits to build their businesses. Why can't the special interest groups do the same?

It is appalling the way county supervisors and administrators can think of ways of wasting time and money for the benefit of a few and not do anything to make our roads and highways safer for everyone.

Bruce Eastwood

From: Linda Eastwood
P.O. Box 118
Ramona, CA 92065

RECEIVED
NOV 06 2008
DEPARTMENT OF PLANNING
AND LAND USE

To: Lory Nagem
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

November 1, 2008

Re: Objections to adoption of POD 08-012, Log No. 08-00-004; Tiered Winery Zoning Ordinance Amendment

The following comments relate to

Scope and content of the pending Environmental Impact Report.

My objections to passage of any amendment that allows retail sale wineries by right on private roads.

Any number of ADTs on private dirt roads pollute the air significantly with dust. A neighboring winery's planting of a vineyard has established an area of frequent dust storms in an established residential neighborhood when Santa Ana winds occur. **An EIR should be site specific regarding Air Pollution and should recommend Major Use Permits for all wineries on private dirt roads.**

Clearing of land to plant a vineyard has resulted in removing native vegetation that was home to native Road Runner birds, ground squirrels, ferrets, rabbits, hawks, coyotes and others. **An EIR should find significant impact to Biological Resources in the back country and recommend a Major Use Permit for all wineries.**

An EIR should be site specific in determining adverse affects of vineyards and wineries on Historical Resources and recommend a Major Use Permit for all wineries when a historical resource is involved. A vineyard may encroach on such an area and winery guests may damage a site by curiosity investigations.

Neighboring landscape (Pine tree) and native vegetation (Sumac) **adjacent to a winery** have recently started to die. This has not previously occurred in the past twenty-plus years. The **use of hazardous substances** (insecticides and herbicides) needs to be investigated and a pending EIR does not cover what has already transpired. No, herbicides would not be used to kill vegetation around grapes but they are effective to kill **neighboring** vegetation that is home to ground squirrels that are detrimental to grape growing. Insecticides and herbicides can also be carried in the air to neighboring residences creating a health hazard and a pending **EIR should address use of hazardous**

substances and recommend a Major Use permit for all wineries in established residential neighborhoods.

Emergency Evacuation in the event of a wild fire would be seriously impeded on our one-lane, sub-standard road if winery and party guests were present. The road is 10-11 feet wide, and has 10-feet to 13-feet drop-offs on each side of the road. The drop-offs are due to a seasonal stream that provides drainage for three properties and a state highway. Additional traffic has shown a lack of respect for the fragility of the road and has contributed to more erosion further endangering safe transit. **The EIR should be site specific and address this issue that could add significant risk of loss, injury or death to the public as well as the residents and recommend a Major Use Permit for any winery on private dirt roads.**

This area is ground water dependent. Houses across the highway depend on imported water trucked in to fill their water tanks that supply water to their homes. The winery adjacent to my property had a dry well four years ago that had to be redrilled at great expense because of new depth required to reach water. My own well has periods of water scarcity. **The EIR should review ground water supplies and recommend that vineyards and wineries should not be established in areas that have developed as established residential neighborhoods where farming of row crops has not previously been active.**

Any increase in traffic on private dirt roads, winery and vineyard operations and alcohol related activities at adjacent wineries increase noise levels both day and night. **The EIR should be sensitive to these conditions as applied to established residential neighborhoods on private roads and recommend a Major Use Permit for any winery on private roads serving non-farming residences.**

Wineries undoubtedly will increase traffic on the area's highways and back country roads. Winery patrons and the influence of alcohol will surely increase highway mishaps and fatalities on highways already well known to be hazardous. The winery hopping public, having no pride of ownership in the area's neighborhoods and properties create greater fire risk and police call generation. Residents on private roads will be told at the county's direction, "it's a civil matter so deal with it" as some have already been told. **The EIR should be concerned about adding traffic to the already impacted roads due to regular local traffic let alone winery traffic and also recommend there be no wineries on private roads.**

This area borders busy State Highway 78. Hundreds of vehicles travel it to and from Julian and the desert on the weekends and probably half of that on weekdays. There are at least 100 motorcycles on weekends. The addition of wineries will increase this traffic with a potential of much of the traffic turning into private dirt roads to access a winery. This traffic and the availability of an alcoholic product will greatly change the character of the related neighborhood, increase fire and police calls, exacerbate neighborhood confrontations, devalue properties adjacent to a winery, destroy the peaceful, quiet, ambience and security these properties have enjoyed for years, encourage vandalism and

littering, and put home owners at risk for road mishap liabilities. **The EIR should be site specific taking all these points into consideration and recommend there be no wineries on private roads in established residential neighborhoods. If a winery is to exist, it should be required to have direct access from a public road to the winery property without passing other properties on a private road. All wineries should have to have a Major Use Permit.**

Linda Eastwood
P.O. Box 118
Ramona, CA 92065

Linda Eastwood

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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

October 9, 2008

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at **http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html**, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

POD 08-012, LOG NO. 08-00-004; TIERED WINERY ZONING ORDINANCE AMENDMENT. The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The project would introduce a new "Packing and Processing: Small Winery" Use Type that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The project would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit. The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 (Limited Agriculture) and A72 (General Agriculture) Use Regulations. Comments on this Notice of Preparation document must be received no later than November 7, 2008 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at all County of San Diego libraries. For additional information, please contact Lory Nagem at (858) 694-3823 or by e-mail at Lory.Nagem@sdcounty.ca.gov.

PUBLIC SCOPING MEETING: A public scoping meeting will also be held in the DPLU Hearing Room at 5201 Ruffin Road, Suite B, San Diego, CA on November 3 from 3:00pm to 4:00pm. The meeting will provide a public forum for information dissemination, identification of issues, scope of review, and the overall EIR process. While staff will summarize the issues raised in this meeting and decisions made, anyone wishing to make formal comments on the Notice of Preparation must do so in writing. The scoping meeting is intended to satisfy the requirements of Public Resources Code Section 21083.9.

ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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NOTICE OF PREPARATION DOCUMENTATION

DATE: October 9, 2008

PROJECT NAME: Tiered Winery Zoning Ordinance Amendment

PROJECT NUMBER(S): POD 08-012

PROJECT APPLICANT: County of San Diego, Department of Planning and Land Use

ENV. REVIEW NUMBER: 08-00-004

PROJECT DESCRIPTION:

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The project would introduce a new "Packing and Processing: Small Winery" Use Type that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The project would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit.

PROJECT LOCATION:

The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 (Limited Agriculture) and A72 (General Agriculture) Use Regulations.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

Agricultural Resources: Conversion of crops due to increased demand for wine grapes.
Air Quality: Increased vehicle trips from the establishment of new and from the expansion of existing wineries.
Biological Resources: Impacts to sensitive species and habitat from the expansion of vineyards and agricultural operations.
Cultural Resources: Impacts to cultural and paleontological resources from the expansion of winery facilities, vineyards and agricultural operations
Geology and Soils: Increased erosion and siltation from increased activity on unimproved roads and from increase agricultural operations.
Hazards and Hazardous Materials: Use of pesticides, herbicides, fuel and other chemicals
Hydrology and Water Quality: Erosion and siltation from agricultural operations and construction.
Land Use and Planning: Compatibility with neighborhood character.
Noise: Increased noise from winery operations.
Public Services: Increased demand on fire and police services.
Transportation and Traffic: Increased vehicles trips and the impact on the County circulation system.
Utilities and Service Systems: Impact to water and sewer agencies to provide services to wineries.

Attachments:
Project Location Map
Environmental Initial Study

ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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October 9, 2008

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Title; Project Number(s)/Environmental Log Number:

   Tiered Winery Zoning Ordinance Amendment; POD 08-012; Log No. 08-00-004

2. Lead agency name and address:
   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B,
   San Diego, CA 92123-1666

3. a. Contact: Lory Nagem, Project Manager
   b. Phone number: (858) 694-3823
   c. E-mail: Lory.Nagem@sdcounty.ca.gov.

4. Project location:

   The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 Limited Agriculture and A72 General Agriculture Use Regulations (see attached map).

5. Project Applicant name and address:

   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B, San Diego, California 92123

6. General Plan Designation

Community Plan:	All Community and Subregional Plan Areas
Land Use Designation:	(17) Estate
	(18) Multiple Rural Use
	(19) Intensive Agriculture
	(20) General Agriculture
	(21) Specific Plan

(22) Public/Semi-Public Lands
(23) National Forests/State Parks
(24) Impact Sensitive
(25) Extractive

Density: Variable

7. Zoning
Use Regulation: A70, Limited Agriculture
A72, General Agriculture
Minimum Lot Size: Variable
Special Area Regulation: Variable

8. Description of project:

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" (Boutique Winery) Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit.

A Wholesale Limited Winery includes crushing of grapes, berries and other fruits for the fermentation, storage, bottling and wholesaling of up to 12,000 gallons of wine per year. A Boutique Winery includes crushing of grapes, berries and other fruits and fermentation, storage and bottling of up to 12,000 gallons of wine per year and may also include a tasting room and retail outlet as secondary uses. A Small Winery includes crushing of grapes, berries and other fruits and fermentation, storage and bottling of up to 120,000 gallon of wine per year. A Small Winery may also include a tasting room and retail outlet as secondary uses.

No changes are proposed to the "Packing and Processing: Winery" (Winery) Use Type. A Winery includes the crushing of grapes, berries and other fruits and fermentation, storage and bottling of wine from fruit grown on or off the premises. A Winery may also include a tasting room and retail outlet as secondary uses. The Winery Use Type is allowed upon approval of a Major Use Permit in the Rural Residential (RR), Recreation-Oriented (RRO), Residential-

Commercial (RC), Limited Agriculture (A70), General Agriculture (A72), Limited Control (S87), Specific Plan Area (S88) and General Rural (S92) Use Regulations. A Winery is allowed by right in all Industrial Use Regulations.

Proposed changes include moving and including all of the standards and limitations for Wholesale Limited, Boutique and Small Wineries to one section of the Zoning Ordinance. Some of the standards and limitation for Wholesale Limited and Boutique Wineries are currently listed in the Use Type description in Section 1735 and the proposed reorganization will locate all the standards and limitations in one section. The proposed amendment will also allow for one sign up to 12 square feet in area for a Small or Boutique Winery. Existing regulations allow one sign up to four square feet in area for a Wholesale Limited and Boutique Winery.

The growing of grapes and other fruit in vineyards and orchards is classified in the Row and Field Crops Use Type (Section 1720). The Row and Field Crops Use Type is a use that is allowed by right in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. No discretionary permit is required to grow these crops.

Federal and State regulations require that wineries are bonded and licensed. A bonded and licensed winery is an operation with a permit from the Federal Alcohol and Tobacco Tax and Trade Bureau (TTB) and a 02 Winegrower license from the California Department of Alcoholic Beverage Control (ABC.) Also, in order to offer wines for tasting produced by other bonded San Diego County wineries, a winery must have been issued and comply with the requirements of a Duplicate Winegrowers Type 02 license from ABC.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

San Diego County is bordered on the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat to gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County

being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, 163, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the County and State Highways 67 and 79 that all run north and south throughout the western and eastern sides of the County, respectively.

Agriculture occurs on approximately 308,000 acres in San Diego County. San Diego County produces the highest dollar value per acre ($4,973/acre) of any county in California according to the 2007 County of San Diego Crop Statistics and Annual Report and agriculture ranks fifth as a component of San Diego County's economy. Agriculture in San Diego County is unique in that 63% of the County's 5,255 farms range in size from 1 to 9 acres, 77% of farmers live on their farms and 92% of farms are family owned. In contrast, the average size of farms statewide is 346 acres.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	Agency
Zoning Ordinance Amendment	County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Impact Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics
☑ Biological Resources
☑ Hazards & Haz. Materials
☐ Mineral Resources
☑ Public Services
☑ Utilities & Service Systems
☑ Agriculture Resources
☑ Cultural Resources
☑ Hydrology & Water Quality
☑ Noise
☐ Recreation
☐ Mandatory Findings of Significance
☑ Air Quality
☑ Geology & Soils
☑ Land Use & Planning
☐ Population & Housing
☑ Transportation/Traffic

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, the Department of Planning and Land Use finds 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 by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☑ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature	October 2, 2008 Date
Lory Nagem Printed Name	Land Use/Environmental Planner III Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Potential Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways. Future wineries built pursuant to this Zoning Ordinance Amendment may potentially be visible from a designated scenic vista. However, because the structures associated with the Wholesale Limited and Boutique Winery will be subject to the size, height and setback limitations applicable to all other properties located in an Agricultural Use Regulation, the impact will be no greater than for any other accessory structure customarily found in agricultural zones. Structures associated with the Small Winery would require issuance of a discretionary permit and would require further environmental review.

Furthermore, if a future proposed Wholesale Limited or Boutique Winery facility involves substantial landform modification/grading that may have an adverse visual impact on a scenic vista, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with § 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by these sections of the San Diego County Zoning and Land Use Regulations will avoid stark, bare graded slopes that could have an adverse visual impact on a scenic vista. Also, a Small Winery would require issuance of a discretionary permit and would require further environmental review. Therefore, due to these factors, it has been found that the project will not result in a demonstrable, potentially significant, adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because all other development within an area that is considered a scenic vista would be subject to the same development regulations on structures that winery structures would be subject to. In addition, the requirement for a future discretionary grading permit and environmental review would apply to other development that involves a substantial amount of landform modification/grading. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Future wineries may be located near or visible within the composite viewshed of a State scenic highway. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon.

Future Wholesale Limited and Boutique Wineries built pursuant to this Zoning Ordinance Amendment may potentially be built near or visible from a State scenic highway. Nonetheless, the project is expected to be compatible with the existing visual environments in terms of visual character and quality because the structures associated with the Wholesale Limited and Boutique Winery will be subject to the size, height and setback limitations applicable to all other properties located in an Agricultural Use Regulation and the impact will be no greater than for any other accessory structure customarily found in agricultural zones. The winery must also include a vineyard, which will make the facility more compatible with the visual environment found in agricultural areas. Furthermore, if a future proposed winery facility involved substantial landform modification/grading that may have an adverse visual impact on a scenic vista, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with § 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by these sections of the San Diego County Zoning and Land Use Regulations will avoid stark, bare graded slopes that could have an adverse visual impact on scenic resources. Also, a Small Winery would require issuance of a discretionary permit and would require further environmental review.

The project will not result in cumulative impacts on a scenic resource within a State scenic highway because future Wholesale Limited and Boutique Wineries and all other development within the scenic highway corridor would be subject to the same development regulations on structures that Wholesale Limited and Boutique Winery structures would be subject to. In addition, the requirement for a future discretionary grading permit and environmental review would apply to other development that involves a substantial amount of landform modification/grading. Also, a future Small Winery would require a discretionary permit and environmental review. For these

reasons, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of lands throughout the unincorporated areas of the County that are located in the Agricultural Use Regulations vary as do lands surrounding them. In general though, land within the Agricultural Use Regulations can be characterized as rural or semi-rural in nature and the Agricultural Use Regulations are intended to create and preserve areas primarily for agricultural uses.

The proposed project is an amendment to the San Diego County Zoning Ordinance to allow Wholesale Limited and Boutique Wineries to operate under specified standards and limitations and to allow Small Wineries to operate under specified standards and limitations and pursuant to an approved Administrative Permit. The project is compatible with the existing visual environment's visual character and quality because Wholesale Limited and Boutique Wineries will be considered an agricultural use and will be limited in size and in the level of activity so as to be compatible in scale and character with other uses allowed in the A70 Limited Agriculture and the A72 General Agriculture Use Regulations. For example, structures associated with the Wholesale Limited and Boutique Winery will be subject to the size, height and setback limitations applicable to all other properties located in an Agricultural Use Regulation, the impact will be no greater than for any other accessory structure customarily found in agricultural zones. For these reasons, the project will not substantially degrade the existing visual character or quality of the site and its surroundings.

The project will not result in cumulative impacts on visual character or quality because future Wholesale Limited and Boutique Wineries and all other development in surrounding areas would be subject to the same development regulations on structures that Wholesale Limited and Boutique Winery structures would be subject to. In addition, the requirement for a future discretionary grading permit and environmental review would apply to other development that involves a substantial amount of landform

modification/grading. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The San Diego County Light Pollution Code (County Code Section 59.101-59.115) defines two zones, each with specific lighting requirements. Zone A is defined as the area located within a 15-mile radius of either the Palomar or Mount Laguna Observatory. All other areas of unincorporated San Diego County are located within Zone B. Future wineries may include outdoor lighting. Regardless of whether future wineries are located in Zone A or Zone B, any outdoor lighting pursuant to this project is required to meet the provisions of the County of San Diego Zoning Ordinance (Section 6322-6326) and the Light Pollution Code (Section 59.101-59.115) that were established to minimize the impact of new sources light pollution on nighttime views. For this reason, the project will not create a new source of substantial light or glare which would adversely affect day or nighttime views.

The project will not contribute to significant cumulative impacts on day or nighttime views because future wineries built pursuant to this proposed Zoning Ordinance amendment will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The proposed "Packing and Processing: Wholesale Limited Winery", "Packing and Processing: Boutique Winery" and "Packing and Processing: Small Winery" will be classified as Agricultural Use Types and will therefore allow establishment or growth of agricultural uses rather than conversion to non-agricultural use. In addition, specified percentages of fruit used in winemaking must be grown in San Diego County, a portion of which must be grown on the premises of the winery. This requirement will insure that Wholesale Limited, Boutique and Small Wineries are uses that contribute to local agriculture and do not become solely commercial uses that sell wines from outside of San Diego County or do not become industrial uses that imports wines only for bottling and shipment. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project is an amendment to the San Diego County Zoning Ordinance to allow Wholesale Limited and Boutique Wineries to operate under specified standards and limitations and to allow Small Wineries to operate under specified standards and limitations and pursuant to an approved Administrative Permit. However, the proposed project will not result in a conflict in zoning for agricultural use, because the project will allow the establishment and growth of an agricultural use and will be compatible with and not create a conflict with existing zoning for agricultural use. Additionally, future wineries may be located on or adjacent to land that is included as a part of a Williamson Act contract. However, the proposed use is for agriculture and will be consistent with agricultural uses on adjacent land and must be consistent with the

contract if the project site is subject to a Williamson Act contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The proposed "Packing and Processing: Wholesale Limited Winery", "Packing and Processing: Boutique Winery" and "Packing and Processing: Small Winery" Use Types will be classified as Agricultural Use Types and will therefore allow establishment or growth of agricultural uses. In addition, specified percentages of fruit used in winemaking must be grown in San Diego County, a portion of which must be grown on the premises of the winery. If the number of vineyards in the County increases as a result of the proposed amendment, existing crop land currently producing other crops may be converted to grapes and other winemaking fruit. While it is unlikely that farmers would switch from a higher value crop, there is a potential for the proposed amendment to affect the type and value of various crops produced in San Diego County. This potential conversion may result in a significant impact from the conversion of farmland and will be analyzed in the Environmental Impact Report.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Because the project proposes agricultural land uses in agricultural zones, the project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of future wineries will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. As such, the future proposed wineries built pursuant to this proposed Zoning Ordinance amendment are not expected to conflict

with either the RAQS or the SIP. In addition, because the project proposes agricultural land uses in agricultural zones, the project is consistent the SANDAG growth projections used in the RAQS and SIP, therefore, the project will not contribute to a cumulatively considerable impact.

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

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

The project proposes to allow future wineries under specified standards and limitations or under specified standards and limitations and pursuant to an approved Administrative Permit in agricultural zones. Some wineries will operate out of existing buildings; however, any future grading operations associated with construction of new winery facilities would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase of each future winery would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. Because each Boutique Winery will reduce emissions below the screening-level criteria, the contribution to cumulative impacts is not substantial.

The number of Average Daily Trips (ADTs) generated from future winery project will need to be determined. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects

that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. Further analysis should be completed to determine if this threshold may be exceeded. As such, the project will require further analysis to determine if it may violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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)?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Air quality emissions associated with the project include emissions of PM_{10}, NO_x and VOCs from construction/grading activities, and VOCs as the result of traffic from operations at future facilities. The project proposes to allow future wineries under specified standards and limitations or under specified standards and limitations and pursuant to an approved Administrative Permit in agricultural zones. Some wineries will operate out of existing buildings; however, any future grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The number of Average Daily Trips (ADTs) generated from future winery projects will need to be determined. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD

CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. Further analysis should be completed to determine if this threshold may be exceeded. As such, the project will require further analysis to determine if it may 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.

In addition, all projects will also be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. For wineries, projects that construct uses that are allowed by right within the surrounding area will be either residential or agricultural in nature and are not expected to be of a size and scale that would emit significant amounts of criteria pollutants. Therefore, the construction emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM10, or any O_3 precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Under the proposed amendment, wineries will be allowed under specified standards and limitations or under specified standards and limitations and pursuant to an approved Administrative Permit in agricultural zones. The agricultural zones, A70 and A72, occur in varied areas throughout the unincorporated areas of the County. There may be locations where a future winery would be located within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of a sensitive receptor. However, the project proposes agricultural uses that do not involve use of large industrial machines or other sources of pollutants and therefore this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the projects that would be allowed by right in the A70 and A72 zones are expected to have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3.

e) Create objectionable odors affecting a substantial number of people?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the operations of future wineries. As such, no impact from odors is anticipated.

V. BIOLOGICAL RESOURCES -- Would the project:

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

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on any candidate, sensitive, or special status species. Other future wineries may be built on land that contains native habitat and possibly even candidate, sensitive, or special status species. Vineyards may also be established and/or expanded into areas that contain native habitat and possibly even candidate, sensitive, or special status species. Therefore, removal of this habitat may result in substantial adverse effects, either directly or through habitat modifications, to candidate, sensitive or special status species.

In certain instances, these impacts would not be significant because a future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on candidate, sensitive, or special status species, would require a discretionary grading permit would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

b) 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 US Fish and Wildlife Service?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:
Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on any riparian habitat or other sensitive natural community. Some future wineries may be built on land that contains riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Game Code, Endangered Species Act, Clean Water Act, or other local or regional plans, policies or regulations. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a substantial adverse effect on 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 US Fish and Wildlife Service.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on riparian habitat or other sensitive natural community would require a discretionary grading permit and would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

c) 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?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on any riparian habitat or other sensitive natural community. Some future wineries may be proposed to be built on federally protected wetlands. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a substantial adverse effect on federally protected wetlands.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on federally protected wetlands would require a discretionary grading permit and would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

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

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Some future wineries may be built on land that contains native habitat and possibly even on land that provides corridors or native wildlife nursery sites. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on wildlife movement, corridors or nursery sites would require a discretionary grading permit and would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed Zoning Ordinance amendment is not subject to the regulations of the Biological Mitigation Ordinance [per Section 86.503(a)(3)], the Resource Protection Ordinance (per Article III.1) or the Habitat Loss Permit ordinance because a Zoning Ordinance amendment is not considered a land development permit. Refer to the attached Ordinance Compliance Checklist dated October 9, 2008 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

☑ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would cause a substantial adverse change in the significance of a historical resource. Some future wineries may be built on land that contains historical resources. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on a historical resource.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on historical resources would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on historical resources. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required

and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would cause a substantial adverse change in the significance of an archaeological resource. Some future wineries may be built on land that contains archaeological resources. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on an archaeological resource.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on archaeological resources would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on an archaeological resource. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would destroy a unique paleontological resource or site or unique geologic feature. Some future wineries may be built on land that contains paleontological resources.

Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on paleontological resources.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on paleontological resources would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on a paleontological resource. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

d) Disturb any human remains, including those interred outside of formal cemeteries?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would disturb human remains. Some future wineries may be built on land that contains human remains. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on human remains.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on human remains would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on human remains. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

VI. GEOLOGY AND SOILS – Would the project:

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

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries built pursuant to this Zoning Ordinance amendment may be located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or within an area with substantial evidence of a known fault. However, structures that will be built pursuant this Zoning Ordinance amendment will be required to comply with the County Building Code requirements. Included in the County Building Code are requirements that address seismic events through engineering requirements prior to the issuance of a building permit. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, due to these requirements the project does not have the potential to expose people or structures to potential substantial adverse effects.

ii. Strong seismic ground shaking?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries built pursuant to this Zoning Ordinance amendment may be located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements -- Chapter 16 Section 162- Earthquake Design as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries built pursuant to this Zoning Ordinance amendment may be located on soils subject to liquefaction. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements -- Chapter 16 Section 162-Earthquake Design as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from seismic-related ground failure as a result of this project.

iv. Landslides?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: If a future proposed winery facility involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from landslides as a result of this project.

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

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: According to the Soil Survey of San Diego County, soils throughout San Diego County are identified as having a soil erodibility rating of "slight" "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Many areas with the Agricultural Use Regulations may have moderate or severe erodibility ratings. By-right winery and agricultural activities on soils with these ratings could result in soil erosion or loss of top-soil.

In certain instances, the project would not result in these significant impacts because future proposed winery facilities that involve grading are required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Due to these factors, it has been found that these activities will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, project grading will not contribute to a cumulatively considerable impact because all the of past, present and future projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: For further information refer to VI Geology and Soils, Question a., i-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future winery buildings may be located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). However the project will not have any significant impacts because all new construction is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, these soils will not create substantial risks to life or property.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries will rely on public sewer for the disposal of wastewater. In this situation, septic tanks for alternative wastewater disposal systems will not be required and will not have any impact.

Where no public sewers are available, future wineries will have to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review and approve the OSWS lay-out for future projects pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." Therefore, the project

will have to demonstrate the presence of soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporation
- ☑ No Impact

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because the process of winemaking and the operation of a winery do not involve the storage, use, transport, emission, or disposal of Hazardous Substances.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because the process of winemaking and the operation of a winery do not involve the storage, use, transport, emission, or disposal of Hazardous Substances.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Future wineries may be located throughout the agricultural zones in the unincorporated area of the County, including within one-quarter mile of an existing or proposed school. The project will also increase agricultural activities and agricultural activities often include the use of pesticides, herbicides, fuel and other chemicals. The potential for the project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste will need to be determined and further analyzed.

d) 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. However, the project will not create significant hazard to the public or the environment because if a property is on the list, the County will not issue a building permit until any significant hazard has been referred to and remediated to the satisfaction of the Department of Environmental Health. Future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Therefore, because remediation of the site will occur prior to issuance of building permit, the project will not create a significant hazard to the public or the environment and will not contribute to a cumulatively considerable impact. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

e) 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries built pursuant to the proposed Zoning Ordinance amendment may be located within a Comprehensive Land Use Plan (CLUP)

for airports. However, the future wineries will not impact this area for the following reasons:

- Wineries are agricultural uses and typically do not include any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications. Therefore, the project complies with the Federal Aviation Administration Runway Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace).
- The size and height limits applicable to all structures in the A70 and A72 Agricultural Use Regulations will apply to winery buildings and heights will typically be limited to 35' and cannot include construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- Wineries are agricultural uses and typically do not include any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features or wildlife refuges.

Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries built pursuant to the proposed Zoning Ordinance amendment may be located within the vicinity of a private airstrip. However, the future wineries will not impact this area for the following reasons:

- Wineries are agricultural uses and typically do not include any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications. Therefore, the project complies with the Federal Aviation Administration Runway Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace).
- The size and height limits applicable to all structures in the A70 and A72 Agricultural Use Regulations will apply to winery buildings and heights will typically be limited to 35' and cannot include construction of any structure equal

to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

- Wineries are agricultural uses and typically do not include any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, or wildlife refuges.

Also, Small Wineries located require issuance of an Administrative Permit and would require further environmental review. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact	☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

Less Than Significant Impact: The Dam Evacuation Plan for will not be interfered with because even though future winery projects may be located within a dam inundation zone, the project will not be for a hospital, school, skilled nursing facility, retirement home, mental health care facility, care facility with patients that have disabilities, adult and childcare facility, jails/detention facilities, stadium, area, amphitheater, or similar use that may limit the ability of the County Office of Emergency Services to implement a dam evacuation plan.

h) 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located in the A70 and A72 Use Regulations in many areas throughout the unincorporated areas of the County that are in a variety of settings. Each will be addressed below.

Future wineries may be located in areas that are completely surrounded by urbanized areas, and/or irrigated lands and there are no adjacent wildland areas. Therefore, based on the location of the project; it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Some future wineries may be located within and served by independent fire protection districts and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego

County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the applicable fire protection district's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A.

Some future wineries may be located within and served by a County service area fire protection district and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code, and through compliance with the applicable County Service Area Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the County Code of Regulatory Ordinances and the Uniform Fire Code.

Some future wineries may be located within State Responsibility Areas and served by CALFIRE (California Department of Forestry) and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in Public Resources Code Sections 4290 and 4291. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Public Resources Code Sections 4290 and 4291; and through compliance with the California Department of Forestry's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with Public Resources Code Sections 4290 and 4291 and the Uniform Fire Code.

i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: Wineries and vineyards do not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, animal raising operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

☑ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Future wineries will be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. Nonetheless, there may be a potential for water quality impacts from increased processing and wine production depending on the processing methods employed. Increased vehicle trips on dirt roads also have the potential to increase erosion, resulting in discharge impacts.

Some impacts may be mitigated because future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Other permits may be required as well. For example, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits (for clearing of vegetation or Small Wineries), grading plans, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January

10, 2003 (Ordinance No. 9426). Conformance with and the effectiveness of these regulations should be further analyzed.

These site design measures and/or source control BMPs and/or treatment control BMPs will require future projects to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, conformance of all future projects allowed pursuant to this Zoning Ordinance amendment to the waste discharge requirements may ensure the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges. The potential for cumulative impacts should be further analyzed.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Future wineries may be located in various hydrologic subareas, within the various hydrologic units throughout the unincorporated areas of the County. According to the Clean Water Act Section 303(d) list, July 2003, these watersheds are impaired for numerous pollutants. Therefore, the project should be further analyzed to insure that the project will not result in an increase in any pollutant for which a water body is already impaired.

However, some impacts may be mitigated because future wineries will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. Future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Other permits may be required as well. For example, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits (for clearing of vegetation or Small Wineries), grading plans, on-site wastewater

system permits and well permits, as well as other discretionary and ministerial permits are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Conformance with and the effectiveness of these regulations should be further analyzed.

Any proposed BMPs must be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project may not contribute to a direct or cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm Water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed. Conformance with and the effectiveness of these regulations should be further analyzed.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

Future wineries will lay in various hydrologic subareas, within various hydrologic units that have numerous existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water. It is expected that site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants to the maximum extent practicable, such that the proposed project may not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Nonetheless, there may be a potential for water quality impacts from increased processing and wine production depending on the processing and disposal methods employed.

Future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Other permits may be required as well. For example, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits (for clearing of vegetation or Small Wineries), grading plans, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Conformance with and the effectiveness of these regulations should be further analyzed.

In addition, proposed BMPs must be consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project may not contribute to a direct or cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process. Conformance with and the effectiveness of these regulations should be further analyzed.

d) 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)?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be located within the boundaries of and will obtain a water supply from a water district that obtains water from surface reservoirs or other imported water source. These wineries will not use any groundwater for any purpose, including irrigation, domestic or commercial demands and therefore will not substantially deplete groundwater supplies.

Some future wineries will be located outside of the boundaries of a water district and will rely on groundwater. Others may be located within the boundaries of a water district but may have a well and will use a combination of imported water and groundwater. The proposed amendment will revise the County Zoning Ordinance to allow more winemaking for a Wholesale Limited Winery, to allow tasting rooms and retail sales for Boutique Wineries by-right, but subject to specified standards and limitations and to allow a Small Winery subject to specified standards and limitations and with an approved Administrative Permit. The making of wine and the growing of grapes are currently uses that are allowed by right.

An increase in the number of wineries and vineyards in groundwater dependent areas may have a significant impact on groundwater supplies and this issue should be further analyzed. In some cases, the impacts will not be significant because the increase in water use will not substantially deplete groundwater supplies. As noted in a report entitled "Best Winery Guidebook: Benchmarking and Energy and Water Savings Tool for the Wine Industry" prepared by the Lawrence Berkeley National Laboratory for the California Energy Commission Public Interest Energy Research Program, the main water use within a winery itself is for cleaning. The major water use areas are the crush pad and press area, the fermentation tanks, barrel washing, barrel soaking, the bottling line, and the cellars and barrel storage areas. Water is used to wash down floors and areas throughout the winery, to clean equipment including the receiving lines, the presses, the tanks, and the bottling lines, and to wash the barrels at various stages of the winemaking process. Water is also used for humidification in the cellars and barrel storage areas, and other non-production uses at the winery, like toilets and sinks in office buildings and maintenance workshops. This demonstrates that, even if winemaking is considered, the majority of water use in the winery itself occurs during the initial crushing, fermenting and bottling of wine. These activities occur over a limited period of time when grapes are harvested, typically September and October, and then water use will be reduced throughout the remainder of the year. Therefore, the water use required to operate these newly allowed uses may not be substantial and may not deplete groundwater supplies to a level which would not support existing land uses or

planned uses for which permits have been granted. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

Wineries do not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater recharge is anticipated.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Future wineries will implement site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. Nonetheless, there may be a potential for erosion and siltation from agricultural activities depending on the growing methods employed. Increased vehicle trips on dirt roads also have the potential to increase erosion and siltation.

Some impacts will be mitigated because these measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The future projects will be required to specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Due to these factors, it has been found that the project may not result in significantly increased erosion or sedimentation potential and may not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project may not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

Conformance with and the effectiveness of these regulations should be further analyzed.

f) 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 which would result in flooding on- or off-site?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries will not significantly alter established drainage patterns or significantly increase the amount of runoff because of the regulations established in Title 8, Division 7 (Grading, Clearing and Watercourses), Chapter 6 (Watercourses) that prohibit, in part, the alteration of the surface of land so as to reduce the capacity of a watercourse and prohibit any action that impairs the flow of water in a watercourse. Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Additionally, if any future winery involves additional any grading or clearing in an existing drainage feature a discretionary grading or clearing permit would be required and would be subject to further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the all property in the County and all projects are subject to the same regulations that prohibit substantially increasing water surface elevation or runoff exiting the site, as detailed above.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Any new structure built by-right pursuant to this Zoning Ordinance Amendment would be restricted in size to that allowed for any other property in the A70 or A72 Use Regulations. The size of these structures is not out of character for agricultural areas and would not result in any significant increase in water runoff

considering the amount of impervious surface that would be constructed. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Future wineries must include site design measures and/or source control BMPs and/or treatment control BMPs that will be employed such that potential pollutants may be reduced in runoff to the maximum extent practicable. Conformance with and the effectiveness of these regulations should be further analyzed. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

i) 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, including County Floodplain Maps?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not involve housing and therefore will have no impact.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant: Future wineries may be located on property that contains drainage swales, which are identified as being 100-year flood hazard areas. However, these projects will not place structures, access roads or other improvements which will impede or redirect flood flows in these areas. All future structures that require building permits and are located near one of the flood-prone features listed above are required

to comply with the following existing regulations and through compliance with these existing regulations no significant impact would result from the construction of a future facility pursuant to this project.

- Army Corps of Engineers, Clean Water Act - 404 Permit
- California Department of Fish and Game, Streambed Alteration Agreement - 1600 Permit
- County of San Diego, Flood Damage Prevention Ordinance
- County of San Diego, Watercourse Ordinance

Additionally, if any future winery involves additional any grading or clearing in an existing drainage feature a discretionary grading or clearing permit would be required and would be subject to further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, future wineries will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

k) 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant: Future wineries may lay within a mapped dam inundation area for a major dam/reservoir within San Diego County, as identified on an inundation map prepared by the dam owner. However, the San Diego County of Disaster Preparedness has an established emergency evacuation plan for each area and the project will not interfere with this plan.

If a future winery lies within a special flood hazard area as identified on the Flood Insurance Rate Map (FIRM), County Flood Plain Map or Alluvial Fan Map, future structures would be required to be located at an elevation that would prevent exposure of people or property to flooding. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

l) Inundation by seiche, tsunami, or mudflow?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

i. SEICHE

Less Than Significant: If the site of a future winery is located along the shore of a lake or reservoir; the elevation differential between the proposed development and the shoreline will prevent inundation from a seiche. Reservoirs in San Diego County are for water storage and the land surrounding the reservoirs is owned by the agency that controls the reservoir, and private development cannot occur along the shore. Therefore, future projects will not be subject to inundation by seiche.

ii. TSUNAMI

Less Than Significant: Agriculturally zoned land within the unincorporated areas of the County are located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

Less Than Significant Impact: Mudflow is a type of landslide. If a future proposed winery facility involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from mudflows, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. Also, Small Wineries s would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures inundation by mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not introduce new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific

plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project affects land that is zoned A70 Limited Agriculture and A72 General Agriculture, which are consistent with a number of General Plan Land Use Designations, including Estate (17), Multiple Rural Use (18), Intensive Agriculture (19), General Agriculture (20), National Forest/State Parks, Impact Sensitive (24) and Extractive (25) (County Land Use Element, 2000). The project is consistent with the General Plan because wineries, which are considered an agricultural use, are anticipated by these Land Use Designations that provide for agriculture and are consistent with the Agricultural Use Regulations. Future wineries may be located throughout the unincorporated areas of the County and will be subject to the policies of any of the County's Community Plans. None of the County's Community Plans include policies that discourage agriculture and therefore, the project will not conflict with the policies of any Community Plan. Despite conformance with written plans, policies and regulations of the County, the potential for impacts to neighborhood character from the unique operations of wineries should be further analyzed.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- [ ] Potentially Significant Impact
- [x] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located on land that has any of the following classifications as identified by the State Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997): Mineral Land Classification MRZ-1, which are lands located within an area where geologic information indicates no significant mineral deposits are present; MRZ-2 which is an area of "Identified Mineral Resource Significance"; or MRZ-3 which is an area of undetermined mineral resources. Also, the project site may be located within a region where geologic information indicates significant mineral deposits are present as identified on the County of San Diego's Mineral Resources Map prepared by the County of San Diego. Based on the scale and/or the economic value of future winery projects,

the proposed amendment will not result in the future inaccessibility for recovery of the on-site mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

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?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A70 Limited Agriculture and A72 General Agriculture, which are not considered to be Extractive Use Zones (S-82). The A70 Limited Agriculture and A72 General Agriculture are consistent with Impact Sensitive Land Use Designation (24) and with the Extractive Land Use Overlay (25) (County Land Use Element, 2000) and therefore future wineries may be located within these Land Use Designations. However, based on the scale and/or the economic value of the project, the proposed amendment will not result in the future inaccessibility for recovery of the on-site mineral resources. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

a) 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?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The project is an amendment to the San Diego County Zoning Ordinance to allow wineries subject to specified standards and limitations, and subject to specified standards and limitations pursuant to an approved Administrative Permit in the A70 Limited Agriculture and A72 General Agriculture Use Regulations. The future wineries allowed by the proposed amendment will be occupied by winery

customers and employees. Wineries may be located throughout the unincorporated areas of San Diego County in various settings and locations. The project may expose people to potentially significant direct and cumulative noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards by increasing agricultural processing operations and by introducing a use that is currently not allowed and that increases the number of vehicles and people at the winery. Further analysis is required to determine typical ambient noise levels in agricultural area, the amount of noise that a typical winery will produce from construction and operations and whether this increase may result in significant impacts.

In certain instances, these impacts would not be significant because:

General Plan – Noise Element
The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is in excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A) because wineries are not considered noise sensitive areas. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Ramona Community Plan
The County of San Diego General Plan, Ramona Community Plan, has a standard of CNEL 55 dB(A) for all projected noise contours near main circulation roadways, airports and other noise sources and requires mitigation if this level is exceeded. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 55 dB(A) because wineries are not considered noise sensitive areas. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Ramona Community Plan.

Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: As indicated in the response listed under Section XI Noise, Question a., the project may expose existing or planned noise sensitive areas in the vicinity to a substantial direct or cumulative permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. The project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels because wineries are not considered noise sensitive uses. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project involves temporary and seasonal harvesting of grapes and producing of wine. The noise levels associated with these activities must be analyzed to determine if they will create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Small Wineries may include events, but Small Wineries would require issuance of an Administrative Permit and would require further environmental review of each proposal to determine if there will be significant noise impacts.

General construction noise must be determined to analyze whether it may exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Therefore, the project may result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) 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?

- [ ] Potentially Significant Impact
- [x] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. However, wineries are not considered noise sensitive uses that would be impacted by noise generated by an airport.

In addition, there are no new or expanded public airport projects that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. If a new airport were to be proposed or expanded, the future airport project would consider the specific nearby project and provide mitigation for any cumulative impacts. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

c) 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?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located within a one-mile vicinity of a private airstrip. However, wineries are not considered noise sensitive uses that would be impacted by noise generated by a private airstrip.

In addition, there are no new or expanded public airport projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

XII. POPULATION AND HOUSING -- Would the project:

a) 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)?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project proposes a Zoning Ordinance amendment to allow wineries in agricultural zones subject to specified standards and limitations and subject to specified standards and limitation pursuant to an approved Administrative Permit. Although agricultural uses may expand, residential uses will continue to be allowed by right in conjunction with a winery. As is common with agriculture in San Diego County, most farmers live on their farm and are unlikely to eliminate housing and replace it with agriculture. Therefore, the project will not displace a substantial number of housing units.

b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project proposes a Zoning Ordinance amendment to allow wineries in agricultural zones subject to specified standards and limitations and limitations and subject to specified standards and limitation pursuant to an approved Administrative Permit. Although agricultural uses may expand, residential uses will continue to be allowed by right in conjunction with a winery. As is common with agriculture in San Diego County, most farmers live on their farm and are unlikely to eliminate housing and residents and replace them with agriculture. Therefore, the project will not displace a substantial number people.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

- ☑ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Expansion of agricultural uses in agricultural zones is not expected to result in the need for significantly altered services or facilities. The potential for altered police and emergency services due to the increase in patrons to the wineries will be determined and analyzed.

The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: There are no published standard trip generation rates for wineries. Therefore, further study must be conducted to determine the amount of traffic that will be generated by future wineries. The analysis will need to determine the impact of adding tasting rooms that are open to the public and the impact of increasing wine production. Once the trip generation rates are determined, the impact of these trips on the County circulation system must be analyzed to determine if the proposed project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. For these reasons, impact from traffic generated may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.

For Small Wineries, an Administrative Permit will be required. This discretionary permit process will insure that development standards and limitations can be met and that road safety has been adequately addressed. The Administrative Permit will also require environmental review to insure that any potential impact related to traffic and circulation, or any other issue, will be addressed and, if necessary, mitigated.

b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: Additional study must be completed to determine the number of additional Average Daily Trips (ADT) that will result from the project. The additional ADT may result in a substantial increase in the number of vehicle trips, which may subsequently directly exceed level of service (LOS) standards established by the County congestion management agency for roadway segments, intersections and highways throughout the County.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program commits the County to construct additional capacity on identified deficient roadways and includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, public and private funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project will generate additional ADT. These trips will be distributed on circulation element roadways in the unincorporated County that were analyzed by the TIF program which currently or are projected to operate at inadequate levels of service without improvements to add needed capacity. The project trips therefore may contribute to a potentially significant cumulative impact and mitigation may be required. Some of the potential growth represented by this project was included in the growth projections used for the TIF program; therefore, the project's payment of the TIF at issuance of building permits may mitigate for the cumulative impact. The increase in agricultural uses in agricultural zones was included while the addition of uses open to the public was not. Therefore, payment of the TIF which will be required at issuance of building permits, in combination with other components of the program described above, may mitigate potential cumulative traffic impacts to road segments and intersections to less than significant but cumulative impacts that are not addressed by the TIF may result as well. Therefore, the project may exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways.

For Small Wineries, an Administrative Permit will be required. This discretionary permit process will insure that development standards and limitations can be met and that road safety has been adequately addressed. The Administrative Permit will also require environmental review to insure that any potential impact related to traffic and circulation, or any other issue, will be addressed and, if necessary, mitigated. For these reasons, the project was determined not to exceed a level of service (LOS) standard at the direct

project level. Therefore, the project will not have a significant direct project-level impact on the LOS standards established by the County congestion management agency for designated roads or highways.

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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant: Future wineries may be located within an Airport Master Plan Zone or adjacent to a public or private airport. Any winery structures will be limited in size and height to limitations place on any other residential or agricultural structure located in the A70 or A72 Use Regulation. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant: The proposed project will not alter traffic patterns, roadway design, place incompatible uses that are not already on existing roadways (e.g., farm equipment), or create or place curves, slopes or walls which impedes adequate site distance on a road.

e) Result in inadequate emergency access?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant: Building permits for future wineries will be reviewed by the Fire Authority Having Jurisdiction over the project site and will insure that the project meets

the Consolidated Fire Code. Therefore, the proposed project will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Wholesale Limited Wineries will not be required to provide additional parking because they will not be open to the public and will not have a need for additional parking. Future Boutique Wineries will be required to provide a minimum of six parking spaces for customers and three spaces for employees and Boutique Winery operations. This number of space will provide adequate parking capacity because these operations are smaller and are not expected to draw large numbers of guest at any one time. In addition, multiple guests arrive in a single car, thereby reducing the parking demand. Special events are not allowed and therefore a large number of parking spaces at one time will not be required. The proposed amendment will also prohibit parking for the winery off the premises of the winery. Small Wineries will be evaluated for parking capacity on a case-by-case basis depending on the proposed operations. The parking capacity will then be evaluated to insure thae suitability of the site for the type and intensity of use or development which is proposed.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant: Future wineries will not result in any construction or new road design features and does not propose any hazards or barriers for pedestrians or bicyclists, therefore, will not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries will discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review the OSWS lay-out for projects that need building permits pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria" and DEH has the authority to require compliance for any existing OSWS. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

Some future wineries may discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). Before a future winery can connect to a community sewer system, sewer district approval must be obtained. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. Also, Small Wineries will require issuance of an Administrative Permit and would require further environmental review.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: Most future wineries will use OSWS for wastewater treatment, but of those that will not, they are small operations that could not feasibly propose new or expanded water or wastewater treatment facilities. In addition, the small size of these wineries would not require the construction or expansion of water or wastewater treatment facilities operated by a district. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Operation of a future winery from an existing building will not increase the amount of impermeable surface and runoff on the project site and therefore will not require new or expanded storm water drainage facilities. If a project involves the construction of new buildings and/or landform modification or grading, adequacy of storm water drainage facilities will be evaluated during review of the building or grading permit and required by the County if determined to be necessary. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- ☑ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will rely on groundwater and will not involve or require water services from a water district and therefore will not result in the need for new or expanded entitlements.

Some future wineries will require or already have water service from a water district, while others may need to make a new connection. Before a future winery can connect to a district water system, water district approval must be obtained. To allow the districts to determine if adequate water supplies will be available, further analysis of the water demands of vineyards and wineries will need to be calculated. Once this information is available, the water districts can assure that there are adequate water resources and entitlements are available to serve the requested water resources before any approval is granted.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries will rely completely on an on-site wastewater system (septic system); therefore, the project will not require or interfere with any wastewater treatment provider's service capacity.

Some future wineries will require or already have sewer service from a sewer district. Before a future winery can connect to a district sewer system, sewer district approval must be obtained and the district can assure that there is adequate wastewater service capacity available to serve the requested demand before any approval is granted. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

f) Comply with federal, state, and local statutes and regulations related to solid waste?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to 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, substantially 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?

☑ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to 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 were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is substantial evidence that there are biological or cultural resources that may be affected or associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is substantial evidence that there may be cumulative effects associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant With Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is substantial evidence that there may be adverse effects on human beings associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

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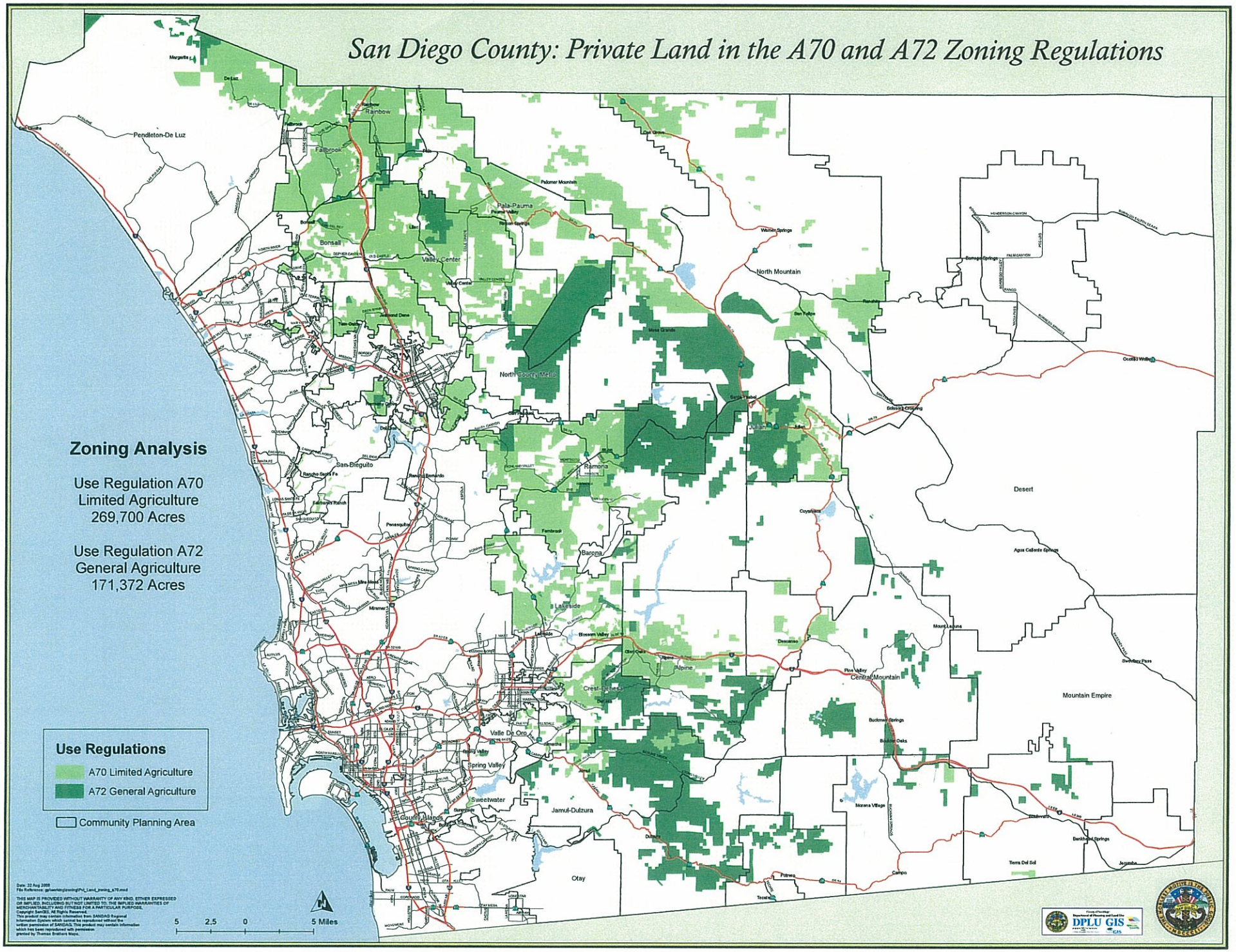

APPENDIX D

LINSCOTT
LAW &
GREENSPAN
engineers

TRAFFIC IMPACT ANALYSIS

TIERED WINERY ZONING ORDINANCE AMENDMENT

POD 08–012, ER# 08–00–004

County of San Diego, California

June 11, 2009

Prepared for:

The County of San Diego
Department of Planning and Land Use
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EXECUTIVE SUMMARY

Linscott, Law & Greenspan Engineers (LLG) has been retained to assess the traffic impacts associated with the proposed Winery Zoning Ordinance Amendment project for San Diego County.

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations.

Proposed changes to the regulation of a ***Wholesale Limited Winery*** would allow an increase in the allowed production from 7,500 gallons per year to 12,000 gallons per year. Proposed changes to the regulation of a ***Boutique Winery*** would allow this winery use type by right but there is no change proposed to the limit on wine production, which is currently less than 12,000 gallons annually. The proposed ***Small Winery*** use type would limit wine production to less than 120,000 gallons annually.

This report focuses on the establishment of new boutique wineries since these would generate the greatest amount of traffic. Wholesale Limited Wineries will not allow tasting rooms and therefore will not generate additional traffic like boutique wineries will.

There are no published trip generation rates for "wineries", either in the national Institute of Transportation Engineers *Trip Generation Manual,* or in the regional SANDAG *Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region*. A three-part approach was used to determine a typical winery's trip generation. Part 1 included choosing three wineries to study that represented the potential types of wineries that may develop or expand under the proposed ordinance amendment. These included "backcountry; destination", "backcountry; rural", and "suburban". This is discussed in further detail in Section 3.2. Part 2 included calculating the potential trip generation (volume and rate) of each site using an "estimate" method based on information derived from surveys conducted by the County of San Diego. Part 3 included calculating the potential trip generation (volume and rate) of each site using an "observed" method based on traffic counts. Traffic counts at each of the three wineries were conducted over a two–week period in December 2008 to determine the number of trips being generated by the existing wineries.

The <u>observed</u> trip generation (taken from the tube counts) was equal to or higher than the <u>estimated</u> trip generation for each winery, except for the Hart Winery (weekday). The highest observed site traffic was for the Menghini Winery, which provides the worst-case observed trip generation among the three winery-types/locations. Therefore the worst-case site generation used for this study was found to be 40 Weekday ADT and 160 Weekend ADT.

Section 5.0 discusses how many wineries could be developed assuming the worst-case winery trip generation. This is discussed in detail in *Section 3.2*. To calculate the number of wineries that could be constructed in a particular community before a significant impact would occur, the reserve capacity for each roadway was divided by the number of trips/winery. This exercise was conducted for both a weekday and weekend for near-term and buildout conditions. The lowest number calculated for each community is the number of wineries that could be constructed prior to significant impacts occurring.

Based on the application of the methodology in Section 5.0, the "project" could result in the development and expansion of several wineries which would add traffic to roadway segments in the County that are either currently failing, or forecasted to fail. Both direct and cumulative impacts would be calculated on numerous segments within the various community planning areas.

Payment of the County's Transportation Impact Fee (TIF) would partially mitigate direct impacts, and fully mitigate cumulative impacts.

Table of Contents

SECTION PAGE

1.0 Introduction ... 1
1.1 Purpose of the Report ... 1
1.2 Project Description ... 2
1.3 Summary of Significance Criteria ... 5
1.3.1 Road Segments ... 5

2.0 Existing Conditions ... 6
2.1 Existing Transportation Conditions ... 8
2.2 Existing Traffic Volumes ... 11
2.2.1 Daily Segment Volumes ... 11
2.3 Existing Operations ... 11
2.3.1 Existing Daily Street Segment Levels of Service ... 12

3.0 Project Impact Analysis ... 14
3.1 Analysis Methodology ... 14
3.1.1 Street Segments ... 14
3.2 Trip Generation ... 14
3.2.1 Part 1: Study Winery Selection ... 15
3.2.2 Part 2: Site-Specific Estimated Trip Generation ... 16
3.2.3 Part 3: "Observed" Trip Generation ... 20
3.2.4 Trip Generation Summary/Comparison ... 22
3.3 Horizon Year Conditions ... 24
3.3.1 Cumulative Impacts Analysis Methodology – Buildout Projections of the County of San Diego General Plan (Summary of Projections) ... 24
3.3.2 County GP Update Forecasts ... 25
3.3.3 Horizon Year 2030 Segment Operations ... 28

4.0 Congestion Management Program (CMP) Compliance ... 29

5.0 Impacts Summary ... 30
5.1 Near-Term Impacts Summary ... 30
5.2 Buildout Impacts Summary ... 34
5.3 Road Segments ... 37
5.3.1 Guidelines for the Determination of Significance ... 37
5.3.2 Significant Impacts Prior to Mitigation ... 39
5.3.3 San Diego County Transportation Impact Fee ... 40

6.0 Summary of Recommended Project Design Features, Impacts and Mitigation ... 41
6.1.1 Mitigation Measures and Design Considerations ... 41
6.1.2 Conclusions ... 41

7.0 References **43**

8.0 List of Preparers and Organizations Contacted **44**

APPENDICES

APPENDIX

A. County of San Diego General Plan 2020 - Planning Areas

B. 24–Hour Bi–Directional Segment Count Sheets

C. County of San Diego's *Roadway Classification, Level of Service, and ADT Table*

LIST OF TABLES

SECTION—TABLE # PAGE

Table 1–2 Measures of Significant Project Impacts to Congestion on Road Segments Allowable Increases on Congested Road Segments 5

Table 2–1 Roadway Lane Miles by Level of Service Existing Conditions 7

Table 2–2 Existing Street Segment Operations 13

Table 3–10 Roadway Lane Miles by Level of Service Buildout Conditions 26

Table 3–11 Buildout Street Segment Operations 27

Table 5–1 Near Term Segment Operation 33

Table 5–2 Buildout Segment Operations 35

Table 5–4 Measures of Significant Project Impacts to Congestion on Road Segments Allowable Increases on Congested Road Segments 38

TRAFFIC IMPACT ANALYSIS

TIERED WINERY ZONING ORDINANCE AMENDMENT

POD 08–12, ER# 08–00–004

County of San Diego, California

June 11, 2009

1.0 INTRODUCTION

1.1 Purpose of the Report

Linscott, Law & Greenspan Engineers (LLG) has been retained to assess the traffic impacts associated with the proposed Winery Zoning Ordinance Amendment project for San Diego County.

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. This report focuses on the establishment of new boutique wineries since these would generate the greatest amount of traffic. The ordinance amendment will also allow the conversion of Wholesale Limited wineries to boutique wineries. Such a conversion will generate less traffic than brand new wineries since only the difference in traffic between wholesale and boutique wineries would constitute new traffic. Therefore, an analysis of a conversion is not specifically analyzed. The ordinance amendment would also allow an increase in production at wholesale limited wineries. There will be a very small increase (much less than that analyzed in this study) in traffic due to an increase in allowable production for wholesale limited wineries, such as additional deliver trips. This extremely small trip increase does not warrant analysis.

Included in this traffic report are the following.

- Project Description
- Existing Conditions Discussion
- Analysis Approach and Methodology
- Significance Criteria
- Trip Generation/Distribution/Assignment
- Near-Term Analysis
- Long-Term Analysis
- Significance of Impacts and Mitigation Measures

1.2 Project Description

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Administrative Permit is a discretionary permit that will be subject to future environmental and site–specific review and conditions prior to being granted. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" (Boutique Winery) Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. By-right uses do not need future discretionary permit approval and are not subject to future environmental review. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit. ***Table 1–1*** provides a summary of the draft Tiered Winery Ordinance Amendment.

The Administrative Permit is a discretionary permit that also requires environmental review for any proposed Small Winery. Each application for a Small Winery will be evaluated under the neighborhood compatibility, general plan, and California Environmental Quality Act findings and conditions will be applied to each permit to address any site specific concerns, including potential traffic impacts.

Table 1–1
DPLU - Summary of Draft Tiered Winery Ordinance Amendment (POD 08-012)

San Diego County Agriculture Zones A70 and A72	Wholesale Limited *1735.g*	Boutique *1735.f*	Small *1735.e*	Winery *1735.d*
Discretionary Permit Required	None	None but must operate as Wholesale Ltd Winery for 1 year	Administrative Permit	Major Use Permit
Initial Deposits & Fees			*$6,300*	*$14,600*
Production (gallons/year)	< 12,000	< 12,000	< 120,000	No min. or max.
equivalent cases	*< 5,000*	*< 5,000*	*< 50,000*	
Max. equiv. vineyard acreage	*(< 30)*	*(< 30)*	*(< 300)*	
Origin of Grapes				
On-premises origin for grapes	at least 25% of total	at least 25% of total	at least 25% of total	No origin required
San Diego County grapes	N/A	at least 75% of total	at least 50% of total	No origin required
No restriction	75%	up to 25%	up to 50%	
Sales				
Internet, phone, mail sales	Allowed	Allowed	Allowed	Allowed
On-site Sales to Public	Prohibited	Allowed	Allowed	Allowed
Tasting Room	Prohibited	Allowed	Allowed	Allowed
Tasting Room Size	N/A	Limited to 30% of the sq. footage of the structure dedicated to wine production	Defined in Administrative Permit	Defined in Major Use Permit
Wine Production Structure				
Based on gross lot size	< 1 ac = 1000 sq.ft. ≥1 ac & < 2 ac = 1,500 sq.ft. ≥2 ac & ≤ 4 ac = 2,000 sq.ft add 200 sq.ft for each ac > 4 w/max 5,000 sq.ft.	< 1 ac = 1000 sq.ft. ≥1 ac & < 2 ac = 1,500 sq.ft. ≥2 ac & ≤ 4 ac = 2,000 sq.ft add 200 sq.ft for each ac > 4 w/max 5,000 sq.ft.	Defined in Administrative Permit	Defined in Major Use Permit
Food Service	Prohibited	Pre-packaged and catered food only	Pre-packaged and catered food only	Defined in Major Use Permit
Public Events	Prohibited	Prohibited	Defined in Administrative Permit if finding can be made	Outdoor events only per MUP for Participant Sports and Recreation (1505.b)
Signs	Up to 4 sq. ft.	Up to 12 sq. ft.	Up to 12 sq. ft.	Defined in Major Use Permit
Hours of Operation	N/A	10 am to sunset, 7days/week	Defined in Administrative Permit	Defined in Major Use Permit

Table 1–1 (Continued)
DPLU - Summary of Draft Tiered Winery Ordinance Amendment (POD 08-012)

San Diego County Agriculture Zones A70 and A72	Wholesale Limited *1735.g*	Boutique *1735.f*	Small *1735.e*	Winery *1735.d*
Discretionary Permit Required	None	None but must operate as Wholesale Ltd Winery for 1 year	Administrative Permit	Major Use Permit
Initial Deposits & Fees			*$6,300*	*$14,600*
Driveway & Parking	N/A	Chip Seal, Gravel, recycled asphalt, etc. 6 spaces for customers & 3 spaces for operations No off-premises parking allowed	Defined in Administrative Permit	Defined in Major Use Permit
Amplified Sound	Prohibited	Prohibited	Defined in Administrative Permit	Defined in Major Use Permit
Eating Areas	Prohibited	Outdoors & max. 5 tables	Defined in Administrative Permit	Defined in Major Use Permit
Tour Buses	Prohibited	Passenger capacity >12 prohibited	Defined in Administrative Permit	Defined in Major Use Permit
Other Compliance				
Federal	Hold permits to produce and sell wine issued by the US Dept of the Treasury Alcohol Tobacco Tax and Trade Bureau (TTB)			
State	Hold 02 Winegrower's license issued by the California Department of Alcoholic Beverage Control (ABC)			
County	Obtain required permits for new grading, construction or conversion of structures/use. All other applicable County codes not addressed above apply			

1.3 Summary of Significance Criteria

The following criterion was utilized to evaluate potential significant impacts, based on the County's documents "Guidelines for Determining Significance" updated on December 5, 2007.

1.3.1 *Road Segments*

The County has created the following guidelines to evaluate likely traffic impacts of a proposed project for road segments and intersections serving that project site, for purposes of determining whether the development would "significantly impact congestion" on the referenced LOS E and F roads. The guidelines are summarized in ***Table 1–2***. These thresholds are based upon average operating conditions on County roadways. It should be noted that these thresholds only establish general guidelines, and that the specific project location must be taken into account in conducting an analysis of traffic impact from new development.

TABLE 1–2
MEASURES OF SIGNIFICANT PROJECT IMPACTS TO CONGESTION ON ROAD SEGMENTS
ALLOWABLE INCREASES ON CONGESTED ROAD SEGMENTS

Level of Service	Two-Lane Road	Four-Lane Road	Six-Lane Road
LOS E	200 ADT	400 ADT	600 ADT
LOS F	100 ADT	200 ADT	300 ADT

General Notes:

1. By adding proposed project trips to all other trips from a list of projects, this same table must be used to determine if total cumulative impacts are significant. If cumulative impacts are found to be significant, each project that contributes any trips must mitigate a share of the cumulative impacts.
2. The County may also determine impacts have occurred on roads even when a project's traffic or cumulative impacts do not trigger an unacceptable level of service, when such traffic uses a significant amount of remaining road capacity.

Private Roads

The County of San Diego does not provide guidelines for determining significant impacts on private roads. This is due to several factors including low volumes (> 2,500 ADT), the fact they are often unpaved, and since these roadways are not designed to carry through traffic. It should be noted that once a private road is determined to carry more than 2,500 trips per day, the County may require that the roadway be dedicated and improved to County of San Diego Public Road standards.

Given the design of these roadways and the low volumes they carry, private roads were not analyzed for LOS operations as part of this report. The low amount of traffic the ordinance amendment would add to private roads would not be expected to result in significant impacts.

2.0 EXISTING CONDITIONS

As part of the General Plan Update, the County of San Diego has determined the amount of existing roadway lane miles throughout the County that are operating at below County standards (LOS D). This is aggregated by community planning area (CPA) for the entire county, and presented in total lane miles. ***Table 2–1*** shows the summary table from the General Plan Update.

This study further examines the potential impacts to several specific Circulation Element roadways in a few primary planning areas in the County of San Diego. These planning areas were selected because they; a) have areas of agricultural zoning to permit wineries to develop; b) sustain climate, soil and other geographic/agricultural features suitable for winery operations, and/or; c) represent areas where there are existing wineries.

1. *Fallbrook Community Planning Area*
2. *Bonsall Community Planning Area*
3. *Valley Center Community Planning Area*
4. *Ramona Community Planning Area*
5. *Jamul–Dulzura Subregional Plan Area*
6. *North Mountain Subregional Plan Area (e.g., Warner Springs)*
7. *Julian Community Planning Area*

TABLE 2–1
ROADWAY LANE MILES BY LEVEL OF SERVICE
EXISTING CONDITIONS

Community Planning Area	Lane Miles					
	LOS E			LOS F		
	State Highway	CE Roads	Total	State Highway	CE Roads	Total
North County						
1. Fallbrook	4.0	16.7	20.7	4.4	12.6	17.0
2. Bonsall	0.0	10.8	10.8	8.7	9.6	18.3
3. Valley Center	0.0	14.4	14.4	0.0	7.4	7.4
4. Ramona	4.0	9.0	13.0	11.5	15.9	27.4
East County						
5. Jamul–Dulzura	0.0	2.5	2.5	6.1	6.1	12.2
Backcountry						
6. North Mountain [a]	0.0	0.0	0.0	0.0	0.0	0.0
7. Julian	0.0	0.0	0.0	0.0	0.0	0.0
Total	***8.0***	***53.4***	***61.4***	***30.7***	***51.6***	***82.3***

Source: County of San Diego General Plan Update

General Notes:

1. Values shown are miles of roadway.
2. CE Roads = Circulation Element Roadways.

Footnotes:

a. "North Mountain" community planning area includes Warner Springs.

Within each planning area, key Circulation Element roadways were selected that would certainly be affected by winery development in that planning area. Roadway segments were chosen for analysis based on several factors including streets leading to rural communities, available agricultural land/designated land use zoning, and accessibility to arterials and freeways. ***Appendix A*** contains graphical exhibits from the County's General Plan Update detailing each community's planning area roadways. These include arterial roadways that link communities in the planning area with larger, regional roadways. Each planning area and some of its key segments are listed below.

1. Fallbrook Community Planning Area

- Mission Avenue: Stagecoach Lane to Live Oak Park
- Reche Road: Gird Road to Old Highway 395
- State Route (SR) 76: Mission Avenue to Gird Road

2. Bonsall Community Planning Area

- Camino Del Rey: West of Via De La Reina
- Gopher Canyon Road: West of I–15
- Mission Road: West Lilac Road to East Vista Way

3. Valley Center Community Planning Area

- Old Castle Road: Champagne Boulevard to Lilac Road
- Lilac Road: Couser Canyon Road to Old Castle Road
- Lake Wohlford Road: South of Valley Center Road

4. Ramona Community Planning Area

- State Route (SR) 67: Archie Moore Road to Mussey Grade Road
- San Vicente Road: South of Warnock Drive

5. Jamul–Dulzura Subregional Plan Area

- Dehesa Road: East of Willow Glen Drive
- State Route (SR) 94: South of Lyons Valley Road
- Lyons Valley Road: SR 94 to Jamul Drive

6. North Mountain Subregional Plan Area (e.g., Warner Springs)

- State Route (SR) 79: East of State Route (SR) 76

7. Julian Community Planning Area

- State Route (SR) 78: East of Wynola Road
- State Route (SR) 79: North of Wynola Road

2.1 Existing Transportation Conditions

The following is a description of the key roadway segments located in each community:

1. Fallbrook Community Planning Area

Mission Avenue is classified as a Major Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Boulevard (4.2B) as part of the GP Update. Mission Avenue is currently constructed as a two-lane undivided east-west facility. No bike lanes are provided and curbside parking is prohibited along both sides of the roadway. Generally, the posted speed limit on Mission Avenue is 40 mph.

Reche Road is classified as a Rural Collector Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2C) as part of the GP Update. Reche Road is currently constructed as a two-lane undivided east-west facility. No bike lanes are provided and curbside parking is prohibited along both sides of the roadway. No posted speed limit was observed.

State Route (SR) 76 has the following classifications on the current County's Circulation Element:

- Expressway from S. Mission Road to south of East Vista Way
- Prime Arterial from Interstate 15 to S. Mission Road
- Major Road east of Interstate 15

Under the proposed General Plan Update classifications, SR 76 is classified as a Major Road (4.1A) along these three segments.

Currently, SR-76 is a two-lane roadway in the study area with one lane of travel in each direction between East Vista Way and Old Highway 395 and east of Interstate 15. It is a four-lane roadway between Old Highway 395 and Interstate 15. Additionally, four-lanes are provided at key intersections along SR-76 to provide additional capacity at intersections. The posted speed limit in the study area is 40 mph.

2. Bonsall Community Planning Area

Camino De Rey is classified as a Rural Collector Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2C) as part of the GP Update. Camino De Rey is currently constructed as a two–lane undivided east–west facility. No bike lanes or curbside parking is provided.

Gopher Canyon Road is classified as a Collector Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Major Road (4.1B) as part of the GP Update. Gopher Canyon Road is currently constructed as a two-lane undivided east-west facility. Bike lanes are provided and curbside parking is prohibited along both sides of the roadway. Within the study area, no speed limits were posted.

S. Mission Road is classified as a Major Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Prime Arterial (6.2) as part of the GP Update. S. Mission Road is currently constructed as a two-lane undivided east-west facility. No bike lanes are provided and curbside parking is prohibited along both sides of the roadway. Generally, the posted speed limit on S. Mission Road is 50 mph.

3. Valley Center Community Planning Area

Old Castle Road is classified as a Collector Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2D) as part of the GP Update. Old Castle Road is constructed as a two-lane undivided east-west facility with bike lanes provided. Curbside parking is prohibited along both sides of the roadway. No speed limit signs were posted.

Lilac Road is classified as a Rural Light Collector on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2E) as part of the GP Update. Lilac Road is constructed as a two-lane undivided north-south facility with no bus stops or bike lanes provided. Curbside parking is prohibited along both sides of the roadway. Within the study area, no speed limits were posted.

Lake Wolhford Road is classified as a Collector Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2C) as part of the GP Update. Lake Wolhford Road is currently a two-lane undivided facility. No bike lanes or

curbside parking is provided. Generally, the posted speed limit on Lake Wolhford Road is 50 mph.

4. Ramona Community Planning Area

State Route (SR) 67 is classified as a Collector Road between Archie Moore Road and Ramona Street on the current County of San Diego Circulation Element, and is proposed to be classified as a Major Road (4.1A) as part of the GP Update. SR 67 is currently constructed as a two-lane undivided facility. Bike lanes are provided along both sides of the roadway with curbside parking prohibited. Generally, the posted speed limit on SR 67 is 40 mph.

San Vicente Road is classified as a Major Road on the current County of San Diego Circulation Element and is proposed to be classified as a Community Collector (2.1C) as part of the GP Update. San Vicente Road is currently constructed as a two-lane undivided roadway with a two way left turn lane (TWLTL) median. South of Warnock Drive, San Vicente Road is constructed as a two-lane undivided facility with no bike lanes or bus stops provided. The posted speed limit is set at 50 mph.

5. Jamul–Dulzura Subregional Plan Area

Dehesa Road is classified as Major Arterial on the current County of San Diego Circulation Element, and is proposed to be classified as a Major Road (4.1B) as part of the GP Update. Dehesa Road is currently constructed as a narrow, winding, two–lane undivided east–west facility. No bike lanes are provided and curbside parking is prohibited along both sides of the roadway. Generally, the posted speed limit on Dehesea Road is 45 mph.

State Route (SR) 94 is classified as a Major Road south of Lyons Valley Road on the current County of San Diego Circulation Element, and is proposed to be classified as a Community Collector (2.1D) as part of the GP Update. SR 94 is currently constructed as a two-lane undivided east–west facility. No bike lanes are provided and curbside parking is prohibited along both sides of the roadway. Generally, the posted speed limit on SR 94 is 50 mph.

Lyons Valley Road is classified as a Collector on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2D) as part of the GP Update. Lyons Valley Road is currently constructed as a two-lane undivided facility. Bike lanes are provided along both sides of the roadway with curbside parking prohibited. Generally, the posted speed limit on Lyons Valley Road is 45 mph.

6. North Mountain Subregional Plan Area (e.g., Warner Springs)

State Route (SR) 79 is classified as a State Highway on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.1D) as part of the GP Update. SR 78 is currently constructed as a winding two–lane undivided roadway. No bike lanes or curbside parking is provided. The speed limit along SR 79 is posted at 55 mph.

7. **Julian Community Planning Area**

State Route (SR) 78 is classified as a State Highway on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2D) as part of the GP Update. SR 78 is currently constructed as a winding two–lane undivided facility. No bike lanes or curbside parking is provided. The speed limit along SR 78 is posted at 40 mph.

State Route (SR) 79 is classified as a State Highway on the current County of San Diego Circulation Element, and is proposed to be classified as a Light Collector (2.2D) as part of the GP Update. SR 78 is currently constructed as a winding two–lane undivided facility. No bike lanes or curbside parking is provided. The speed limit along SR 79 is posted at 55 mph.

8. ***Private Roads–(All Communities)*** within San Diego County could potentially be impacted by approval of the proposed ordinance amendment. The County categorizes private roads, as local roads that have not been declared or accepted for public use and/or County-maintenance by the County Board of Supervisors. It should be noted, that level of service are not applicable to private roads since these roads do not carry through traffic. The design of private roads varies from area to area within the County. In rural areas such as Warner Springs, and Julian (and others) these roads are typically designed as two–lane undivided unpaved roadways ranging in width between 20 and 30 feet. Other areas of the County have private roads paved with concrete or asphalt. It should be noted that once a private road is determined to carry more than 2,500 trips per day, the County may require that the roadway be dedicated and improved to County of San Diego Public Road standards. A more detailed explanation on private road significance is provided in Section 5.0 (Impacts Summary) of this report.

2.2 Existing Traffic Volumes

2.2.1 *Daily Segment Volumes*

Existing weekday daily traffic volumes (ADTs) were obtained from County records and recent traffic studies for the study area roadways in the various community planning areas. In some cases, existing weekday ADTs were estimated. LLG compared historical ADTs along the specific segment and derived an annual growth factor. The growth factor was then applied to each segment to update counts to Year 2009 conditions. Based on site–specific data and surveys received from local wineries it was determined that wineries generate the majority of their patron traffic on the weekends. Therefore, bi-directional 24–hour daily traffic counts were conducted on the majority of the key street segments in the seven community planning areas on Saturday January 10th, 2009. Caltrans staff provided the remaining traffic volumes collected from count stations located along these roadways. . ***Appendix B*** contains the 24–hour bi–directional count sheets.

2.3 Existing Operations

The following is a discussion of the existing daily roadway operations, based on existing weekday and weekend traffic volumes, and existing roadway capacities.

2.3.1 *Existing Daily Street Segment Levels of Service*

Table 2–2 summarizes the existing roadway segment operations. As seen in *Table 2–2*, during both weekday and weekend, seven (7) of the study area segments are calculated to currently operate at LOS E or LOS F. The following is a list of these roadway segments:

1. Fallbrook Community Planning Area
   - Mission Avenue: between Stagecoach lane and Live Oak Park – LOS E
   - SR 76: between Mission Avenue and Gird Road – LOS F

2. Bonsall Community Planning Area
   - Gopher Canyon Road: West of I–15 – LOS E
   - Mission Road: between West Lilac Road and East Vista Way – LOS F

4. Ramona Community Planning Area
   - SR 67: between Archie Moore Road and Musset Grade Road – LOS F
   - San Vicente Road: South of Warnock Drive – LOS E

5. Jamul–Dulzura Subregional Plan Area
   - Dehesa Road: East of Willow Glen Drive – LOS E

TABLE 2–2
EXISTING STREET SEGMENT OPERATIONS

Community Planning Area/ Street Segment	Existing Traffic Volumes				
	Existing Capacity (LOS D)	Weekday		Weekend	
		ADT	LOS	ADT	LOS
1. Fallbrook					
Mission Avenue: Stagecoach Lane to Live Oak Park	10,900	**17,600E**	**F**	**12,840**	**E**
Reche Road: Gird Road to Old Highway 395	10,900	8,000	D	6,840	C
SR 76: Mission Avenue to Gird Road	10,900	**22,600**	**F**	**21,620**	**F**
2. Bonsall					
Camino Del Rey: West of Via De La Reina	10,900	6,400E	C	3,240	B
Gopher Canyon Road: West of I–15	10,900	**14,100**	**E**	**11,420**	**E**
Mission Road: West Lilac Road to East Vista Way	10,900	**37,000**	**F**	**31,070**	**F**
3. Valley Center					
Old Castle Road: Champagne Boulevard to Lilac Road	10,900	7,100	C	5,860	C
Lilac Road: Couser Canyon Road to Old Castle Road	10,900	2,490	B	2,270	B
Lake Wohlford Road: South of Valley Center Road	10,900	7,000	C	6,800	C
4. Ramona					
SR 67: Archie Moore Road to Mussey Grade Road	10,900	**25,000**	**F**	**21,310**	**F**
San Vicente Road: South of Warnock Drive	10,900	**16,100**	**E**	**12,700**	**E**
5. Jamul–Duzura					
Dehesa Road: East of Willow Glen Drive	10,900	**12,700**	**E**	**14,260**	**E**
SR 94: South of Lyons Valley Road	10,900	8,300	D	8,400	D
Lyons Valley Road: SR 94 to Jamul Drive	10,900	6,500	C	7,240	D
6. North Mountain Communities (e.g., Warner Springs)					
SR 79: East of SR 76	10,900	3,400	B	3,260	B
7. Julian					
SR 78: East of Wynola Road	10,900	1,100	A	1,290	A
SR 79: North of Wynola Road	10,900	3,000	B	4,610	C

General Notes:

1. Capacities based on County of San Diego Roadway Classification Table.
2. ADT = Average Daily Traffic Volumes. Weekday ADT are from County records and from recent traffic studies conducted in these areas. The majority of the weekend ADT counts were conducted on Saturday, January 10, '2009. Caltrans staff provided the remaining traffic volumes.
3. LOS = Level of Service.
4. E – Estimated volume based on historical data obtained from County traffic volumes records.

3.0 PROJECT IMPACT ANALYSIS

3.1 Analysis Methodology

Level of service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of service provides an index to the operational qualities of a roadway segment or an intersection. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Level of service designation is reported differently for signalized intersections, unsignalized intersections and roadway segments.

3.1.1 *Street Segments*

Street segment analysis is based upon the comparison of daily traffic volumes (ADTs) to the County of San Diego's *Roadway Classification, Level of Service, and ADT Table*. This table provides segment capacities for different street classifications, based on traffic volumes and roadway characteristics. The County of San Diego's *Roadway Classification, Level of Service, and ADT Table* is attached in ***Appendix C***.

3.2 Trip Generation

There are no published trip generation rates for "wineries", either in the national Institute of Transportation Engineers *Trip Generation Manual*, or in the regional SANDAG *Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region*. Research was conducted in California counties known for wineries, including Napa, Sonoma, Santa Barbara, San Luis Obispo, Placer and Amador counties. While many counties acknowledged the development of small wineries, none had developed formal trip generation rates for use in determining traffic impacts.

It should be noted that owners of such wineries typically live on-site within a single-family home. Although not individually not a big generator of traffic, each single-family home generates approximately 10 ADT based SANDAG *Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region*.

A three-part approach was used to determine a typical winery's trip generation. Part 1 included choosing three wineries to study that represented the potential types of wineries that may develop or expand under the proposed ordinance amendment. These included "backcountry; destination", "backcountry; rural", and "suburban". This is discussed in further detail below. Part 2 included calculating the potential trip generation (volume and rate) of each site using an "estimate" method based on information derived from surveys conducted by the County of San Diego. Part 3 included calculating the potential trip generation (volume and rate) of each site using an "observed" method based on traffic counts.

The following is a description of the three wineries studied, how each trip generation method was used, the resulting traffic volume and derived trip generation rates, and a summary.

3.2.1 *Part 1: Study Winery Selection*

It was determined that for traffic generating purposes, there are three area-types in the County where wineries could be expected to occur:

"Backcountry; Destination" – this area type is considered a rural area that has a significant cache based on a variety of economic attractions. The community of Julian is an example. Located over an hour from metropolitan San Diego, Julian has a well-developed reputation as a destination for art, antiques, and agriculture among others. Julian is both an established destination on its own, as well as a popular stop for tourists traveling to the neighboring desert and mountains. Wineries located in "Backcountry; destination" areas would likely experience higher trip generation due to the economy of scale of the adjacent tourist destination(s).

For this study, the Menghini Winery located near Julian was chosen as representative of a "Backcountry; destination" winery.

"Backcountry; Rural" – this area type is considered a rural area that does not have a well-known or developed economic draw, primarily because of the real or perceived geographic separation from metropolitan centers. The community of Warner Springs is an example. Also located over an hour from metropolitan San Diego, Warner Springs has a less developed reputation as a tourist destination, although there are resorts in the vicinity that attract tourists. Warner Springs is not as ideally situated between tourist destinations as Julian, although it too is a well-known stop for travelers in the backcountry. Wineries located in "backcountry; rural" areas would not likely experience as high of a trip generation as "Backcountry; destination" areas because of the lack adjacent tourist draw. "Backcountry; rural" wineries may themselves be the destination for travelers, rather than part of a series of destinations in the same general vicinity.

For this study, the Shadow Mountain Vineyards and Winery located near Warner Springs was chosen as representative of a "Backcountry; rural" winery.

"Suburban" – this area type is considered a suburban area located close (within an hour) to metropolitan centers. The surrounding area may still be rural in appearance, however wineries located in "Suburban" areas would benefit from their close proximity to customers, as well as their geographic proximity to major roads/freeways. The Temecula Valley is an example. Temecula has a well-developed reputation as a wine-growing area, and is located along the busy I-15 and I-215 corridors. In addition to the benefit of fast and convenient regional access, Temecula wineries enjoy the benefits of an "industry" economy of scale. That is, some tourists to Temecula come expressly for the wine industry (tasting, etc) and will tour the many wineries in the area on a single trip. In this respect, "Suburban" and "Backcountry; destination" areas are alike. However, "Suburban" areas would still be expected to generate higher traffic volumes simply due to the proximity to urban centers and the ease of access.

For this study, the Hart Family Winery located in Temecula was chosen as representative of a "Suburban" winery. The Hart Family Winery was also chosen as a representative because their wine

production is approximately the same as the maximum proposed for a Boutique Winery - 12,000 gallons per year.

3.2.2 *Part 2: Site-Specific Estimated Trip Generation*

Survey data was obtained from the County of San Diego for the three wineries selected for study.

There are currently eight wineries with approved Major Use Permits (MUP) in the County. The analysis MUP wineries because they are the only wineries that have tasting rooms open to the public. Wholesale Limited Wineries do not have tasting rooms and therefore will not give a good indication of the impacts and operating characteristics of the proposed Boutique Wineries. The MUP wineries that have been chosen also have vineyards and therefore will provide an opportunity to analyze the agricultural operations and the potential for expansion.

MUP wineries were chosen that provide a geographic range of locations. The list includes wineries located in Julian, Ramona and north of Warner Springs. There are no MUP wineries south of Ramona so the choices in south County are limited. Also, some locations are too similar to each other. For example, there are two wineries in the area north of Warner Springs and two in Julian that are right down the street from each other. No valuable information would be gained by assessing both locations since they are in such similar settings. There are also three MUP wineries that have operations that are too different than a future by-right Boutique Winery and therefore are not applicable to the proposed project. One is more like a special events location that sells wine from many different wineries and does not have a big production vineyard. The other was approved primarily as a u-pick orchard with a big retail store and the winery is not their main business. The third MUP winery was also approved as an auto museum.

The types of trip generating information in these surveys included the following:

a. Number of gallons produced/year (i.e. relative size of winery)
b. Hours of operation
c. Number of visitors per day/week (either vehicle trips or persons)
d. Average number of persons per vehicle
e. Busiest month for visitors
f. Number and types of events
g. Number of employees/shifts
h. Number of deliveries/types

From this information, the approximate number of average daily trips (ADT) for each location was estimated for typical operations on a weekday and weekend. Specifically, items “c”, “g” and “h” were used to determine typical daily traffic generation. The following is a brief description of the site-specific trip generation characteristics, calculations and summary for each of these wineries.

1. Menghini Winery

The Menghini Winery is located 3 miles north of downtown Julian at 1150 Julian Orchards Drive in the Community of Julian in the County of San Diego. The Menghini Winery has a

six-acre vineyard and reports annual production of approximately 7,140 to 9,520 gallons (3,000 to 4,000 cases). The Menghini Winery has a tasting room and conducts direct retail sales to customers.

The Menghini Winery could be classified as a Boutique Winery or Wholesale Limited Winery because their wine production is less than the allowable limits of 12,000 gallons per year.

Hours of Operation – According to representatives at the Menghini Winery, the typical hours of operation are from 10 AM to 4 PM weekdays, and 10 AM to 5 PM on weekends.

Visitor Trips – It is estimated that the winery receives approximately 30 visitor-vehicles per day on weekends, or on weekdays during the busier "Julian Apple Days" time period (October). Estimated visitors during the less busy spring and summer months is about half that, or 15 visitor-vehicles. During these "less busy" months, vehicle trips for both weekday and weekend are approximately equal.

Vehicle Occupancy – The average occupancy of each vehicle is estimated at 2 persons.

Employees – Owners plus 2 additional staff 2 days/week.

Deliveries – FedEx: once per week; Bottle delivery: 3 times/year; Grapes (pickup): 8 times/year

Table 3–1 shows a summary of the relevant site-specific trip generating characteristics for the Menghini Winery:

Table3–1
1. Menghini Winery
Site Specific Trip Generation

Generator	**Weekday**		**Weekend**	
	Amount[a]	**ADT[b]**	**Amount**	**ADT**
Visitors ***(vehicles)***	15	30	30	60
Employees	2	4	2	4
Deliveries	1[c]	2	1	2
Total	**–**	***36***	**–**	***66***

Source: Menghini Winery, 2008

Footnotes:

a. "Amount" = number of either persons or vehicle trips. See text for details.
b. ADT = Average Daily Traffic
c. Assessment includes one daily delivery to be conservative.

This table shows that based on the fundamental operating characteristics of the site as presented in the surveys, the winery could be expected to generate 36 ADT on a weekday and 66 ADT on a weekend.

2. Shadow Mountain Vineyards and Winery

The Shadow Mountains Vineyards and Winery is located northwest of Warner Springs at 34680 Highway 79 in the Community of Warner Springs in the County of San Diego. The Shadow Mountain Winery reports production of approximately 4,046 gallons (1,700 cases) per year. The Shadow Mountain Vineyards and Winery has a tasting room and conducts direct retail sales to customers.

The Shadow Mountain Vineyards and Winery is representative of a Wholesale Limited Winery because their wine production is within the allowable limits of 7,500 gallons per year.

Hours of Operation – According to representatives at the Shadow Mountain Winery, the typical hours of operation for the tasting room are from 10 AM to 5 PM, Wednesdays through Sundays.

Visitor Trips – During the busier times of the year (March, November, December), it is estimated that the winery receives approximately 10 visitor-vehicles per day on weekends, and about 5 visitor-vehicles per day on weekdays. Slower months see about half of this volume.

Vehicle Occupancy – The average occupancy of each vehicle is estimated at 2 persons.

Employees – Owners plus 1 additional full time employee. Seven seasonal employees are hired for a two-month period during the harvest in September/October.

Deliveries – FedEx: once per week; Bottle delivery: 3 times/year; Grapes (pickup): 8 times/year

Table 3–2 shows a summary of the relevant site-specific trip generating characteristics for the Shadow Mountain Winery:

Table 3–2
2. Shadow Mountain Winery
Site Specific Trip Generation

Generator	Weekday		Weekend	
	Amount[a]	ADT[b]	Amount	ADT
Visitors ***(vehicles)***	5	10	10	20
Employees	1	2	1	2
Deliveries	1[c]	2	1	2
Total	**–**	***14***	**–**	***24***

Source: Shadow Mountain Winery, 2008

Footnotes:

a. "Amount" = number of either persons or vehicle trips. See text for details.

b. ADT = Average Daily Traffic

c. Assessment includes one daily delivery to be conservative.

This table shows that based on the fundamental operating characteristics of the site as presented in the surveys, the winery could be expected to generate 14 ADT on a weekday and 24 ADT on a weekend.

3. Hart Family Winery

The Hart Family Winery is located on a 10-acre property west of Butterfield Stage Road and north of Rancho California at 41300 Avenida Biona. The site is located in the Temecula Valley, in the County of Riverside. The Hart Family Winery reports production of approximately 11,900 gallons (5,000 cases) per year. The Hart Family Winery has a tasting room and conducts direct retail sales to customers.

The Hart Family Winery could be categorized as a Boutique Winery or Wholesale Limited Winery because their wine production is less than the allowable limits of 12,000 gallons per year.

Hours of Operation – According to representatives at the Hart Family Winery, the typical hours of operation are from 9 AM to 4:30 PM daily.

Visitor Trips – The winery estimates approximately 28 weekday visitors and 98 weekend visitors on average.

Vehicle Occupancy – The average occupancy of each vehicle is estimated at 2 persons, based on information provided by the similar Menghini and Shadow Mountain wineries.

Employees – 3 full time and 4 part time employees are reported.

Deliveries – UPS: once per day; Other unspecified deliveries several times/year (these are estimated to be similar to the Menghini and Shadow Mountain wineries).

Table 3–3 shows a summary of the relevant site-specific trip generating characteristics for the Hart Family Winery:

Table 3–3
3. Hart Family Winery
Site Specific Trip Generation

Generator	Weekday		Weekend	
	Amount[a]	ADT[b]	Amount	ADT
Visitors ***(persons)***	28	–	98	–
VOR ***(2/vehicle)***[c]	14	28	49	98
Employees[d]	7	14	7	14
Deliveries	1	2	1	2
Total	**–**	***44***	**–**	***114***

Source: Hart Family Winery, 2009

Footnotes:

a. "Amount" = number of either persons or vehicle trips. See text for details.

b. ADT = Average Daily Traffic

c. Application of the Vehicle Occupancy Rate (VOR) reduction effectively converts "person" trips to "vehicle trips". Vehicle trips are multiplied by 2 (in and out) to calculate ADT.

d. Both full time and part time employees are assumed for the analysis.

This table shows that based on the fundamental operating characteristics of the site as presented in the surveys, the winery could be expected to generate 44 ADT on a weekday and 114 ADT on a weekend.

3.2.3 *Part 3: "Observed" Trip Generation*

Forty–Eight (48) hour tube counts were conducted for both weekdays and weekends in the vicinity of the three wineries. Traffic counts at each of the three wineries were conducted over a two–week period in December 2008. *Appendix B* contains the winery count data. Where favorable physical attributes were present (e.g., paved surface, well-throated driveways, etc.), road tubes were set on the site driveways to collect the total traffic counts that enter and exit a location over a 24-hour period. Where unimproved driveways were present, data was collected adjacent to the site's driveway(s) on the cross street and the project traffic count was estimated.

The following is a discussion of the ADT traffic-count trip generation conducted for the three–winery sites.

1. Menghini Winery

The Menghini Winery has three driveways, identified for this study as the West Driveway, Main Driveway and East Driveway. None of these were deemed suitable to set tubes upon, so counts were taken on the adjacent street; Julian Orchards Lane. Tubes were set west of the West Driveway, and east of the Main Driveway to best capture site traffic. The tubes showed site generation of approximately 40 weekday ADT and 160 weekend ADT.

Table 3–4 shows a summary of the observed traffic volumes adjacent to the Menghini Winery:

Table 3–4
1. Menghini Winery
Observed Traffic Volumes (Adjacent Street)

Adjacent Street Direction	Weekday			Weekend		
	e/o East Driveway	w/o West Driveway	Δ	e/o East Driveway	w/o West Driveway	Δ
Westbound	40	20	20	160	80	80
Eastbound	40	20	20	160	80	80
Total ADT	**–**	**–**	***40***	**–**	**–**	***160***

Source: LLG Engineers Counts, 2008

General Notes:

1. Site traffic is based on the difference in traffic volumes east and west of the driveways. "Δ" = difference between two counts.

This table shows that based on road tube sets in the vicinity of the project driveways, the site generates near 40 ADT on a weekday and 160 ADT on a weekend.

2. Shadow Mountain Vineyards and Winery

The Shadow Mountain Winery has a main driveway that was suitable to set tubes upon. ADT counts were conducted on the driveway for both weekday and weekend time frames. Inbound and outbound site traffic was measured. The average measured volumes on the Shadow Mountain Winery driveway were 20 weekday ADT and 30 weekend ADT, rounded to the nearest "10".

Table 3–5 shows a summary of the observed traffic volumes for the Shadow Mountain Winery:

Table 3–5
2. Shadow Mountain Winery
Observed Traffic Volumes (Driveway)

Driveway Direction	Weekday	Weekend
Northbound	9	11
Southbound	10	14
Total ADT (rounded)	***20***	***30***

Source: LLG Engineers Counts, 2008

This table shows that based on road tube sets on the project driveway, the site generates 20 ADT on a weekday and 30 ADT on a weekend.

3. Hart Family Winery

The Hart Family Winery has a main access via Biona Road that was suitable to set tubes upon. ADT counts were conducted on the driveway for both weekday and weekend time frames. Inbound and outbound site traffic was measured. The average measured volumes on the Hart Winery driveway were 60 weekday ADT and 110 weekend ADT, rounded to the nearest "10".

Table 3–6 shows a summary of the observed traffic volumes for the Hart Winery:

Table 3–6
3. Hart Winery
Observed Traffic Volumes (Driveway)

Driveway Direction	Weekday	Weekend
Northbound	31	53
Southbound	31	53
Total ADT (rounded)	***60***	***110***

Source: LLG Engineers Counts, 2008

This table shows that based on road tube sets on the project driveway, the site generates 60 ADT on a weekday and 110 ADT on a weekend.

3.2.4 *Trip Generation Summary/Comparison*

Table 3–7 shows a comparative summary of the three sites' trip generation using the "estimated traffic" method of trip generation. ***Table 3–8*** shows a similar summary of using the "observed traffic" method. These tables also show the calculated trip generation rates based on the size of each winery and its estimated or observed ADT.

Table 3–7
Summary Comparison
Estimated Trip Generation and Calculated Rates

Winery	Size *(gallons/year)*	Estimated Volumes *(ADT)*		Calculated Trip Generation Rates *(Trips/2,380 gallons/year)*	
		Weekday	Weekend	Weekday	Weekend
1. Menghini	9,520	40	70	10.0	17.5
2. Shadow Mountain	4,046	10	20	5.9	11.8
3. Hart	11,900	40	110	8.0	22.0
Average	***8,489***	*30*	*70*	*7.9*	*17.1*

Source: LLG Engineers, 2008

General Notes:

1. "Calculated Trip Generation Rates" are the observed volumes divided by the size of the wineries (per 2,380 gallons/year). Based on 1 case of wine (12 x .750 liter bottles) is equivalent to approximately 2.38 gallons.

Table 3–8
Summary Comparison
Observed Trip Generation and Calculated Rates

Winery	Size *(gallons/year)*	Observed Volumes *(ADT)*		Calculated Trip Generation Rates *(Trips/2,380 gallons/year)*	
		Weekday	Weekend	Weekday	Weekend
1. Menghini	9,520	40	160	10.0	40.0
2. Shadow Mountain	4,046	20	30	11.8	17.6
3. Hart	11,900	60	110	6.0	22.0
Average	***8,489***	***40***	***100***	***11.2***	***28.0***

Source: LLG Engineers, 2008

General Notes:

1. "Calculated Trip Generation Rates" are the observed volumes divided by the size of the wineries (per 2,380 gallons/year).

These tables show calculated variations in trip generation rates for both weekday and weekend among the three wineries. These variations are due to the physical size of the wineries as measured in gallons/year, as well as their relative locations to potential customers (i.e., proximity to urban locations), and the ability for customers to reach these locations easily. Also, wineries located near other attractions appear to benefit from an economy of scale, since they can attract potential trips that are in the vicinity for other purposes.

Based on this analysis, wineries located in "Backcountry; destination" areas could be expected to have the highest relative trip generation characteristics of the three. "Backcountry; rural" wineries could be expected to have the lowest trip generation, and "Suburban" wineries could be expected to have trip generation somewhere in between.

The observed trip generation (taken from the tube counts) was equal to or higher than the estimated trip generation for each winery, except for the Hart Winery (weekday). The highest observed site traffic was for the Menghini Winery, which provides the worst-case observed trip generation among the three winery-types/locations. ***Therefore the worst-case site generation used for this study is 40 Weekday ADT and 160 Weekend ADT.***

3.3 Horizon Year Conditions

The County's GP Update forecasts were utilized instead of an individual discretionary project list based on the proposed amendment being enforced at a County-wide level. However, a more detailed discussion is provided below for not utilizing the individual discretionary project methodology.

3.3.1 *Cumulative Impacts Analysis Methodology – Buildout Projections of the County of San Diego General Plan (Summary of Projections)*

The State CEQA Guidelines (Section 15355) define a cumulative impact as "an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts." The Guidelines further state that "an EIR should not discuss impacts which do not result in part from the evaluated project."

Section 15130(a) of the State CEQA Guidelines requires a discussion of cumulative impacts of a project "when the project's incremental effect is cumulatively considerable." Cumulatively considerable, as defined in Section 15065(c), "means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

The evaluation of cumulative impacts is required by Section 15130(b)(1) to be based on either (A) "a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those impacts outside the control of the agency," or (B) "a summary of projections contained in an adopted plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact." Since lands zoned A70 and A72 General are located throughout the County of San Diego, it is difficult to use the list of projects approach. Between March 2004 and July 2008, more than 2,450 permit applications for discretionary projects were processed for the unincorporated portion of the County of San Diego (see Table 3-9). Discretionary projects include Administrative Permits, Tentative Parcel Maps (four lots or fewer or four lots plus a Designated Remainder Parcel), Tentative Maps, Major and Minor Use Permits, Reclamation Plans, Site Plans, Rezones, General Plan Amendments, Specific Plans, Agricultural Preserves, Vacations, Habitat Loss Permits and Noise Variances.

TABLE 3-9
NUMBER OF PERMIT APPLICATIONS FROM 2003 THROUGH 2008

Permit Type	Total
3000 Admin. Permit	339
3001 Admin. Permit – Modification/Deviation	11
3100 Tentative Map	304
3182 Tentative Map – Revised Map	6
3183 Tentative Map – Resolution Amendment	4
3185 Tentative Map – Expired map	3
3200 Tentative Parcel Map	446
3282 Tentative Parcel Map – Revised Map	1
3283 Tentative Parcel Map - Resolution Amendment	16
3285 Tentative Parcel Map – Expired map	5
3300 Major Use Permit	357
3301 Major Use Permit - Modification/Deviation	14
3310 Reclamation Plan	16
3311 Reclamation Plan - Modification/Deviation	5
3400 Minor Use Permit	66
3401 Minor Use Permit - Modification/Deviation	333
3500 Site Plan	142
3501 Site Plan - Modification/Deviation	98
3600 Rezone	55
3800 General Plan Amendment	22
3810 Specific Plan	28
3813 Specific Plan - Amendment	14
3921 Agricultural Preserve	33
3940 Vacation	40
3950 Habitat Loss Permit	10
3973 Noise Variance Permit	0
Total	2,368

It is difficult to set reliable criteria to determine which projects should be considered for analysis purposes and which should be excluded given the Proposed Project's broad geographic application. Within the county of San Diego, many projects are proposed which never go forward. Some are approved, but never developed. Consequently, this analysis relies on regional planning documents to provide a summary of projections, in accordance with Section 15130(b)(1)(B), to serve as a basis for the analysis of the cumulative effects of the Proposed Project.

3.3.2 *County GP Update Forecasts*

The County of San Diego's General Plan Update website was reviewed for the latest information and forecast data focusing on each of the rural communities identified in *Section 2.0*. These communities are Bonsall, Fallbrook, Jamul, Julian, Ramona, Valley Center, and Warner Springs. The GP Update website provides a comprehensive database which includes Year 2030 forecast weekday ADT volumes, and the County's proposed GP Update roadway standards.

It should be noted that as part of the GP Update process, community plans are reviewed and will be updated in conjunction with the general plan. The buildout land uses and circulation element network therefore account for the buildout of potential community projects county-wide. Updated draft community plans are expected to be available late in 2009.

As part of the General Plan Update, the County of San Diego has determined the amount of Year 2030 roadway lane miles throughout the County that are operating at below County standards (LOS D). This is aggregated by CPA for the entire county, and presented in total lane miles. ***Table 3–10*** shows the summary table from the General Plan Update.

TABLE 3–10
ROADWAY LANE MILES BY LEVEL OF SERVICE
BUILDOUT CONDITIONS

Community Planning Area	Lane Miles					
	LOS E			LOS F		
	State Highway	CE Roads	Total	State Highway	CE Roads	Total
North County						
1. Fallbrook	0.0	23.3	23.3	0.6	4.1	4.7
2. Bonsall	2.7	8.7	11.4	9.0	9.5	18.5
3. Valley Center	0.0	17.9	17.9	0.0	15.1	15.1
4. Ramona	0.5	6.3	6.8	1.7	1.8	3.5
East County						
5. Jamul–Dulzura	4.4	7.3	11.7	14.1	14.1	28.2
Backcountry						
6. North Mountain [a]	0.0	0.0	0.0	0.0	0.0	0.0
7. Julian	0.0	0.0	0.0	0.0	0.0	0.0
Total	***7.6***	***63.5***	***71.1***	***25.4***	***44.6***	***114.6***

Source: County of San Diego General Plan Update

General Notes:

1. Values shown are miles of roadway.
2. CE Roads = Circulation Element Roadways.
3. The information in this table is current as of the date of this report. However, the County has indicated that this data will be revised by February 2009.

Footnotes:

a. "North Mountain" community planning area includes Warner Springs.

Using this information, a Horizon Year street segment analysis was completed. This analysis assumes roadway capacities based on the County's GP Update Circulation Element (CE) Framework (accepted August 2, 2006) and not the County's existing general plan, which was last updated in 1979. Therefore, it is reasonably expected that the proposed improvements detailed in the GP circulation element would be in place. ***Table 3–11*** shows the proposed GP Update roadway classifications and ADTs.

Year 2030 ADT for weekends is not available from the SANDAG model. Year 2030 weekend ADTs were estimated by utilizing the relationship between existing weekday and weekend ADTs, and applying these existing relationships to the model's weekday ADTs. This methodology provides a reasonable estimation of future volumes within rural communities throughout San Diego County. These communities are typically not affected by traditional commuter peak phenomena. The existing weekday to weekend ADT relationships show that more traffic is experienced during the weekend, likely due to tourist traffic.

Finally, it should be noted that roadway capacity has generally increased for each key street segment. This corresponds to the projected implementation of the GP Update Circulation Element.

TABLE 3–11
BUILDOUT STREET SEGMENT OPERATIONS

Community Planning Area/ Street Segment	Buildout (GP Update) – Year 2030					
	GP Update Classification	Buildout Capacity (LOS D)	Weekday		Weekend	
			ADT	LOS	ADT	LOS
1. Fallbrook						
Mission Avenue: Stagecoach Lane to Live Oak Park	Boulevard (4.2B)	25,000	**28,000**	**F**	**20,430**	**E**
Reche Road: Gird Road to Old Highway 395	Light Collector (2.2C)	13,500	9,100	C	7,780	C
SR 76: Mission Avenue to Gird Road	Major Road (4.1A)	33,400	**52,300**	**F**	**50,030**	**F**
2. Bonsall						
Camino Del Rey: West of Via De La Reina	Light Collector (2.2C)	13,500	7,600	C	3,850	B
Gopher Canyon Road: West of I–15	Major Road (4.1B)	30,800	20,700	B	16,770	B
Mission Road: West Lilac Road to East Vista Way	Prime Arterial (6.2)	50,000	**72,000**	**F**	**60,460**	**F**
3. Valley Center						
Old Castle Road: Champagne Boulevard to Lilac Road	Light Collector (2.2D)	13,500	7,100	C	5,860	B
Lilac Road: Couser Canyon Road to Old Castle Road	Light Collector (2.2E)	10,900	7,700	D	7,020	C
Lake Wohlford Road: South of Valley Center Road	Light Collector (2.2C)	13,500	5,400	B	5,250	B
4. Ramona						
SR 67: Archie Moore Road to Mussey Grade Road	Major Road (4.1A)	33,400	**33,500**	**E**	28,560	C
San Vicente Road: South of Warnock Drive	Community Collector (2.1C)	13,500	12,200	D	9,620	D
5. Jamul–Dulzura						
Dehesa Road: East of Willow Glen Drive	Major Road (4.1B)	30,800	17,900	B	20,100	B
SR 94: South of Lyons Valley Road	Community Collector (2.1D)	13,500	**15,500**	**E**	**15,690**	**E**
Lyons Valley Road: SR 94 to Jamul Drive	Light Collector (2.2D)	13,500	**18,300**	**E**	**20,380**	**F**
6. North Mountain Communities (e.g., Warner Springs)						
SR 79: East of SR 76	Light Collector (2.1D)	13,500	8,800	C	8,440	C
7. Julian						
SR 78: East of Wynola Road	Light Collector (2.2D)	13,500	7,500	C	8,800	C
SR 79: North of Wynola Road	Light Collector (2.2D)	13,500	7,500	C	11,525	D

General Notes:

1. Capacities based on County of San Diego Roadway Classification Table.
2. ADT = Average Daily Traffic Volumes. Weekday ADT are from the County of San Diego's "*General Plan Update Board Endorsed LOS and Volume Plot*" Model (November 2006). Buildout weekend ADTs are estimated based on relationship of existing weekday to existing weekend ADTs.
3. LOS = Level of Service.
4. Future classification based on San Diego GP Update Roadway Classifications.

3.3.3 *Horizon Year 2030 Segment Operations*

Table 3–11 summarizes the Horizon Year roadway segment level of service. As seen in *Table 3–11*, several of the street segments in the various communities are forecasted to operate at LOS E or LOS F, despite the increase in capacity assumed for each segment, as described above. The following is a summary of these projected poorly-operating roadways for a weekday. Several of these roadways also fail under weekend traffic loads:

1. Fallbrook Community Planning Area
   - Mission Avenue: between Stagecoach lane and Live Oak Park – LOS F/E (weekday/weekend)
   - SR 76: between Mission Avenue and Gird Road – LOS F (weekday/weekend)

2. Bonsall Community Planning Area
   - Mission Road: between West Lilac Road and East Vista Way – LOS F (weekday/weekend)

4. Ramona Community Planning Area
   - SR 67: between Archie Moore Road and Musset Grade Road – LOS E (weekday)

5. Jamul–Dulzura Subregional Plan Area
   - SR 94: South of Lyons Valley Road – LOS E (weekday/weekend)
   - Lyons Valley Road: between SR 94 and Jamul Drive – LOS E/F (weekday/weekend)

4.0 CONGESTION MANAGEMENT PROGRAM (CMP) COMPLIANCE

The Congestion Management Program (CMP), adopted on November 22, 1991, is intended to link land use, transportation and air quality through level of service performance. The CMP requires an Enhanced CEQA Review for large-scale, single projects that are expected to generate more than 2,400 ADT or more than 200 peak hour trips. A CMP level of analysis would generally be required for projects such as commercial centers or residential developments that generate traffic exceeding CMP thresholds.

As detailed in Section 2.0, this project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. By amending the existing ordinance, existing and future wineries would create new vehicle trips that will load onto the street system. Based on the projected trip forecasts each individual winery would generate, CMP thresholds would not be exceeded and therefore a CMP level analysis would not be required on a per winery level. However, if all future forecasted projects were combined into a single entity, CMP thresholds would likely be exceeded. However, given the nature of this ordinance amendment that it will be in effect on a regional level, a CMP level analysis would likely not be required given that wineries would be proposed on an individual basis.

5.0 IMPACTS SUMMARY

5.1 Near-Term Impacts Summary

Table 5–1 shows a summary of the near-term traffic operations both without and with additional wineries. This table shows the "reserve capacity" remaining on each of the key roadways. This is the amount of roadway capacity (in ADT) that is available for development until the LOS E threshold is reached and the segment would be considered failing. Where roadways are currently operating at LOS E or LOS F, the amount of reserve capacity is measured as the allowable increase in ADT until a significant impact would occur, as stated in the County's significance criteria (see *Section 1.3*).

Table 5–1 also shows how many wineries could be developed assuming a worst-case winery trip generation of 40 ADT/site (weekday), and 160 ADT/site (weekend). This was discussed in detail in *Section 3.2.4.* To calculate the number of wineries that could be constructed in a particular community before a significant impact would occur, the reserve capacity for each roadway was divided by the number of trips/winery. This exercise was conducted for both a weekday and weekend day. The lowest number calculated for each community is the number of wineries that could be constructed prior to significant impacts occurring.

The following is a summary of the results:

1. Fallbrook – *Table 5–1* shows that two of the 2-lane roadway segments in the community of Fallbrook are currently failing (LOS E or F). As shown on *Table 5–1*, the reserve capacity is 100 ADT for the weekday and 100 to 200 ADT for the weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, within the Fallbrook Community Planning Area, the lowest weekday reserve capacity was calculated at two (2) wineries based on the weekday reserve capacity. Based on the weekend reserve capacity, one (1) winery could be constructed on Mission Avenue, but no (0) wineries could be constructed on SR 76, before a significant impact would occur.

2. Bonsall – *Table 5−1* shows that two of the 2-lane roadway segments in the Bonsall Community Planning Area are currently failing (LOS E or F). As shown on *Table 5–1*, the lowest reserve capacity is 100 ADT for both the weekday and weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, within the Bonsall Community Planning Area, the lowest weekday reserve capacity was calculated at two (2) wineries. Based on the weekend reserve capacity, no (0) wineries could be constructed before a significant impact would occur in Bonsall.

3. Valley Center – *Table 5–1* shows that all of the roadways in the Valley Center Community Planning Area are calculated to operate at acceptable LOS D or better. The reserve

capacity on these roadways could accommodate up to 25 wineries based on the trip generation established in this report. However, were 25 wineries to be constructed, the collective traffic of these projects would usurp all reserve capacity on the key Lake Wohlford Road segment. While technically feasible, the development of 25 wineries up to the subject area's reserve roadway capacity is unlikely to occur because this assumes that either construction of all 25 wineries will occur at the same time, or no other projects will absorb the area's reserve roadway capacity.

4. Ramona – *Table 5–1* shows that two of the 2-lane roadway segments in the Ramona Community Planning Area are currently failing (LOS E or F). As shown on *Table 5–1*, the lowest reserve capacity is 100 ADT for both the weekday and weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, within the Ramona Community Planning Area, the lowest weekday reserve capacity was calculated at two (2) wineries. Based on the weekend reserve capacity, no (0) wineries could be constructed without a calculated significant impact occurring to the SR 67 roadway segment in Ramona. However, since it is expected that some of Julian's traffic would travel through neighboring Ramona which, is constrained by poorly operating segments, the winery limits identified for Ramona stated here should also apply to Julian and the North Mountain Subregional Plan Area as well.

5. Jamul–Dulzura – *Table 5–1* shows that one of the 2-lane roadway segments in the community of Jamul is currently operating at LOS E. As shown on *Table 5–1*, the lowest reserve capacity is 200 ADT for both the weekday and weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, within the community of Jamul, the lowest weekday reserve capacity was calculated at five (5) wineries. Based on the weekend reserve capacity, one (1) winery could be constructed before significant impacts would occur to at least one roadway segment in Jamul.

6. North Mountain Subregional Plan Area (e.g., Warner Springs) – *Table 5–1* shows that the key roadway segment in Warner Springs currently operates at LOS B. ~~This indicates a large amount of reserve capacity for development, including wineries. Approximately, forty–seven (47) wineries could be accommodated. However, were 12 wineries to be constructed, the collective traffic of these projects would usurp all reserve capacity on the key SR 79 segment. It is likely that while technically possible, 12 wineries would be too much for this community.~~ Technically, forty–seven (47) additional wineries could be accommodated within the key segments' reserve capacity. However, much of Warner Springs traffic comes through neighboring Ramona, which is constrained by poorly operating segments. Therefore, based on the weekday (2) and weekend (0) reserve capacity for Ramona, it was calculated that no (0) wineries could be constructed for the North Mountain Subregional Plan Area without a significant impact occurring to at least one roadway segment in Ramona.

7. Julian – *Table 5–1* shows that both of the key roadway segments in the community of Julian are currently operating at LOS D or better operations. Technically, thirty–nine (39) additional wineries could be accommodated within the key segments' reserve capacity. However, much of Julian's traffic comes through neighboring Ramona, which is constrained by poorly operating segments. Therefore, based on the weekday (2) and weekend (0) reserve capacity for Ramona, it was calculated that for Julian, no (0) wineries could be constructed without a significant impact occurring to at least one roadway segment in Ramona.~~Technically, thirty–nine (39) additional wineries could be accommodated within the key segments' reserve capacity. However, much of Julian's traffic comes through neighboring Ramona, which is constrained by poorly operating segments. Therefore, no (0) wineries could be constructed without a significant impact occurring to at least one roadway segment in Ramona.~~

8. Private Roads–(All Communities) within San Diego County could potentially be impacted by approval of the proposed ordinance amendment. The County categorizes private roads, as local roads that have not been declared or accepted for public use and/or County-maintenance by the County Board of Supervisors. It should be noted, that level of service are not applicable to private roads since these roads do not carry through traffic. The design of private roads varies from area to area within the County. In rural areas such as Warner Springs, and Julian (and others) these roads are typically designed as two–lane undivided unpaved roadways ranging in width between 20 and 30 feet. Other areas of the County have private roads paved with concrete or asphalt. It should be noted that once a private road is determined to carry more than 2,500 trips per day, the County may require that the roadway be dedicated and improved to County of San Diego Public Road standards. A more detailed explanation on private road significance is provided in Section 5.0 (Impacts Summary) of this report.

TABLE5–1
NEAR TERM SEGMENT OPERATION

Community Planning Area/ Street Segment	Existing Capacity (LOS D)[1]	Weekday				Weekend			
		Existing		Reserve Capacity (ADT until LOS E)*	# Wineries before Significant Impact [a]	Existing		Reserve Capacity (ADT until LOS E)	# Wineries before Significant Impact [b]
		ADT[2]	LOS[3]			ADT	LOS		
1. Fallbrook									
Mission Avenue: Stagecoach Lane to Live Oak Park	10,900	**17,600**	**F**	**100**	**2**	**12,840**	**E**	**200**	**1**
Reche Road: Gird Road to Old Highway 395	10,900	8,000	D	2,900	>50	6,840	C	4,060	25
SR 76: Mission Avenue to Gird Road	10,900	**22,600**	**F**	**100**	**2**	**21,620**	**F**	**100**	**0**
2. Bonsall									
Camino Del Rey: West of Via De La Reina	10,900	6,400	C	4,500	>50	3,240	B	7,660	47
Gopher Canyon Road: West of I–15	10,900	**14,100**	**E**	**200**	**5**	**11,420**	**E**	**200**	**1**
Mission Road: West Lilac Road to East Vista Way	10,900	**37,000**	**F**	**100**	**2**	**31,070**	**F**	**100**	**0**
3. Valley Center									
Old Castle Road: Champagne Boulevard to Lilac Road	10,900	7,100	C	3,800	>50	5,860	C	5,040	31
Lilac Road: Couser Canyon Road to Old Castle Road	10,900	2,490	B	8,410	>50	2,270	B	8,630	53
Lake Wohlford Road: South of Valley Center Road	10,900	7,000	C	3,900	>50	6,800	C	4,100	25
4. Ramona									
SR 67: Archie Moore Road to Mussey Grade Road	10,900	**25,000**	**F**	**100**	**2**	**21,310**	**F**	**100**	**0**
San Vicente Road: South of Warnock Drive	10,900	**16,100**	**E**	**200**	**5**	**12,700**	**E**	**200**	**1**
5. Jamul–Dulzura									
Dehesa Road: East of Willow Glen Drive	10,900	**12,700**	**E**	**200**	**5**	**14,260**	**E**	**200**	**1**
SR 94: South of Lyons Valley Road	10,900	8,300	D	2,600	>50	8,400	D	2,500	15
Lyons Valley Road: SR 94 to Jamul Drive	10,900	6,500	C	4,400	>50	7,240	D	3,660	22
6.North Mountain Communities (e.g., Warner Springs)									
SR 79: East of SR 76	10,900	3,400	B	7,500	>50	3,260	B	7,640	47
7. Julian									
SR 78: East of Wynola Road	10,900	1,100	A	9,800	>50	1,290	A	9,610	>50
SR 79: North of Wynola Road	10,900	3,000	B	7,900	>50	4,610	C	6,290	39

General Notes:

1. Capacities based on County of San Diego Roadway Classification Table.
2. ADT = Average Daily Traffic Volumes. Weekday ADT are from County records and from recent traffic studies conducted in these areas. Weekend ADT counts were conducted on Saturday, January 10, 2009.
3. LOS = Level of Service.

* - Or until significant impact it already LOS E or LOS F.

Footnotes:

a. Worst-case weekday winery trip generation is 40 ADT on average, based on observed traffic volumes at 3 wineries. See Table 3–8 for details.

b. Worst-case weekend winery trip generation is 160 ADT on average, based on observed traffic volumes at 3 wineries. See Table 3–8 for details.

5.2 Buildout Impacts Summary

Table 5–2 –2 shows a summary of the Buildout traffic operations both without and with additional wineries. As with the near-term summary shown on *Table 5–1*, this table also shows the "reserve capacity" remaining on each of the key roadways.

Table 5–2 also shows how many wineries could be developed at buildout (Year 2030) assuming a worst-case winery trip generation of 40 ADT/site (weekday), and 160 ADT/site (weekend). Again, this exercise was conducted for both a weekday and weekend day. The lowest number calculated for each community is the number of wineries that could be constructed prior to significant impacts occurring.

TABLE 5–2
BUILDOUT SEGMENT OPERATIONS

Community Planning Area/ Street Segment	Buildout Capacity (LOS D)[1]	Weekday				Weekend			
		Buildout 2030		Reserve Capacity (ADT until LOS E)*	# Wineries before Significant Impact [a]	Buildout 2030		Reserve Capacity (ADT until LOS E)	# Wineries before Significant Impact [b]
		ADT[2]	LOS[3]			ADT	LOS		
1. Fallbrook									
Mission Avenue: Stagecoach Lane to Live Oak Park	25,000	**28,000**	**F**	**200**	**5**	**20,430**	**E**	**200**	**1**
Reche Road: Gird Road to Old Highway 395	13,500	9,100	C	4,400	>50	7,780	C	5,720	35
SR 76: Mission Avenue to Gird Road	33,400	**52,300**	**F**	**200**	**5**	**50,030**	**F**	**200**	**1**
2. Bonsall									
Camino Del Rey: West of Via De La Reina	13,500	7,600	C	5,900	>50	3,850	B	9,650	>50
Gopher Canyon Road: West of I–15	30,800	20,700	B	10,100	>50	16,770	B	14,030	>50
Mission Road: West Lilac Road to East Vista Way	50,000	**72,000**	**F**	**300**	**7**	**60,460**	**F**	**300**	**1**
3. Valley Center									
Old Castle Road: Champagne Boulevard to Lilac Road	13,500	7,100	C	6,400	>50	5,860	B	7,640	47
Lilac Road: Couser Canyon Road to Old Castle Road	10,900	7,700	D	3,200	>50	7,020	C	3,880	38
Lake Wohlford Road: South of Valley Center Road	13,500	5,400	B	8,100	>50	5,250	B	8,250	>50
4. Ramona									
SR 67: Archie Moore Road to Mussey Grade Road	33,400	**33,500**	**E**	**400**	**10**	28,560	C	4,840	30
San Vicente Road: South of Warnock Drive	13,500	12,200	D	1,300	32	9,620	D	3,880	24
5. Jamul–Dulzura									
Dehesa Road: East of Willow Glen Drive	30,800	17,900	B	12,900	>50	20,100	B	10,700	>50
SR 94: South of Lyons Valley Road	13,500	**15,500**	**E**	**200**	**5**	**15,690**	**E**	**200**	**0**
Lyons Valley Road: SR 94 to Jamul Drive	13,500	**18,300**	**E**	**200**	**5**	**20,380**	**F**	**100**	**0**
6.North Mountain Communities (e.g., Warner Springs)									
SR 79: East of SR 76	13,500	8,800	C	4,700	>50	8,440	C	5,060	>50
7. Julian									
SR 78: East of Wynola Road	13,500	7,500	C	6,000	>50	8,800	C	4,700	29
SR 79: North of Wynola Road	13,500	7,500	C	6,000	>50	11,525	D	1,970	12

General Notes:

1. Capacities based on County of San Diego Roadway Classification Table.

2. ADT = Average Daily Traffic Volumes. Weekday Buildout ADT are from the County of San Diego's "*General Plan Update Board Endorsed LOS and Volume Plot*" Model and from recent traffic studies conducted in these areas. Weekend ADT counts were estimated based on the relationship between Existing Weekday and Existing Weekend ADT.

3. LOS = Level of Service.

* - Or until significant impact it already LOS E or LOS F.

Footnotes:

a. Worst-case weekday winery trip generation is 40 ADT on average, based on observed traffic volumes at 3 wineries. See Table 3–8 for details.

b. Worst-case weekend winery trip generation is 160 ADT on average, based on observed traffic volumes at 3 wineries. See Table 3–8 for details.

The following is a summary of the buildout results by Community Planning Area:

1. Fallbrook – *Table 5–2* shows that one of the 4-lane roadway segments in the Fallbrook Community Planning Area is calculated to fail with future traffic volumes. The lowest reserve capacity is therefore 200 ADT for both the weekday and weekend. The weekend trip generation is established at 160 ADT/winery. Therefore, five (5) wineries under the weekday reserve and one (1) winery under the weekend reserve capacity could be constructed before significant impacts would occur to at least one roadway segment in Fallbrook.

2. Bonsall – *Table 5–2* shows that a 6-lane roadway segment in the Bonsall Community Planning Area is forecasted to fail with future traffic volumes. The lowest reserve capacity is therefore 300 ADT for both the weekday and weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, seven (7) wineries under the weekday reserve capacity and one (1) winery under the weekend reserve capacity could be constructed before significant impacts would occur to at least one roadway segment in Bonsall.

3. Valley Center – *Table 5–2* shows that all of the roadways in the Valley Center Community Planning Area are forecasted to operate at acceptable LOS D or better. The lowest reserve capacity is therefore 3,200 ADT during the weekday and 3,880 ADT during the weekend. Therefore, these roadways could accommodate up to 38 wineries based on the trip generation established in this report. However, were 38 wineries to be constructed, the collective traffic of these projects would usurp all reserve capacity on the key Lilac Road segment. It is likely that while technically possible, 38 wineries would be too much for this community.

4. Ramona – *Table 5–2* shows that one of the 4-lane roadway segments in the Ramona Community Planning Area are projected to operate at LOS E. The lowest reserve capacity is therefore 400 ADT during the weekday and 3,880 ADT during the weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, ten (10) wineries could be constructed under the weekday reserve capacity and twenty–four (24) wineries under the weekend reserve capacity could be constructed before significant impacts would occur to at least one roadway segment in Ramona.

5. Jamul–Dulzura – *Table 5–2* shows that two of the 2-lane roadway segments in the Jamul Subregional Plan Area are projected to operate at LOS E and LOS F at buildout. The lowest reserve capacity is therefore 100 ADT for both the weekday and weekend. The weekday trip generation is established at 40 ADT/winery and the weekend trip generation is established at 160 ADT/winery. Therefore, five (5) wineries under the weekday reserve capacity and no (0) wineries under the weekend reserve capacity could be constructed without a calculated significant impact occurring to at least one roadway segment in Jamul.

6. North Mountain Subregional Plan Area (e.g., Warner Springs) – *Table 5–2* shows that the key roadway segment in Warner Springs currently operates at LOS C. This indicates a large amount of reserve capacity for development, including wineries. Technically, over fifty (50) additional wineries could be accommodated within the key segments' reserve capacity. However, much of Warner Springs traffic comes through neighboring Ramona, which is constrained by poorly operating segments. Therefore, based on the weekday (10) and weekend (24) reserve capacity for Ramona, it was calculated that for the North Mountain Subregional Plan Area up to ten (10) wineries could be constructed without a significant impact occurring to at least one roadway segment in Ramona. ~~Over 50 wineries could be constructed without exceeding the capacity of SR 79.~~

7. Julian – *Table 5–2* shows that both of the key roadway segments in the Julian Community Planning Area are projected to operate at LOS D or better operations. Based on the lowest reserve capacity of 6,000 ADT for the weekday and 1,970 ADT for the weekend, over 50 wineries could be constructed under the weekday reserve capacity and twelve (12) wineries under the weekend reserve capacity without a calculated significant impact occurring to at least one roadway segment in Julian. However, much of Julian's traffic comes through neighboring Ramona, which is constrained by poorly operating segments. Therefore, based on the weekday (10) and weekend (24) reserve capacity for Ramona, it was calculated that for Julian, up to ten (10) wineries could be constructed without a significant impact occurring to at least one roadway segment in Ramona.

5.3 Road Segments

5.3.1 *Guidelines for the Determination of Significance*

Pursuant to the County's General Plan Public Facilities Element (PFE), new development must provide improvements or other measures to mitigate traffic impacts to avoid:

a. Reduction in Level of Service (LOS) below "C" for on-site Circulation Element roads;

b. Reduction in LOS below "D" for off-site and on-site abutting Circulation Element roads; and

c. "Significantly impacting congestion" on roads that operate at LOS "E" or "F". If impacts cannot be mitigated, the project will be denied unless a statement of overriding findings is made pursuant to the State CEQA Guidelines. The PFE, however, does not include specific guidelines/thresholds for determining the amount of additional traffic that would "significantly impact congestion" on such roads, as that phrase is used in item (c) above.

The County has created the following guidelines to evaluate likely traffic impacts of a proposed project for road segments and intersections serving that project site, for purposes of determining whether the development would "significantly impact congestion" on the referenced LOS E and F roads. The guidelines are summarized in ***Table 5–4*** . These thresholds are based upon average operating conditions on County roadways. It should be noted that these thresholds only establish general guidelines, and that the specific project location must be taken into account in conducting an analysis of traffic impact from new development.

TABLE 5–4
MEASURES OF SIGNIFICANT PROJECT IMPACTS TO CONGESTION ON ROAD SEGMENTS
ALLOWABLE INCREASES ON CONGESTED ROAD SEGMENTS

Level of Service	Two-Lane Road	Four-Lane Road	Six-Lane Road
LOS E	200 ADT	400 ADT	600 ADT
LOS F	100 ADT	200 ADT	300 ADT

General Notes:

1. By adding proposed project trips to all other trips from a list of projects, this same table must be used to determine if total cumulative impacts are significant. If cumulative impacts are found to be significant, each project that contributes any trips must mitigate a share of the cumulative impacts.
2. The County may also determine impacts have occurred on roads even when a project's traffic or cumulative impacts do not trigger an unacceptable level of service, when such traffic uses a significant amount of remaining road capacity.

***On-site Circulation Element Roads*—**PFE, Transportation, Policy 1.1 states that "new development shall provide needed roadway expansion and improvements on-site to meet demand created by the development, and to maintain a Level of Service C on Circulation Element Roads during peak traffic hours". Pursuant to this policy, a significant traffic impact would result if:

- The additional or redistributed ADT generated by the proposed land development project will cause on-site Circulation Element Roads to operate below LOS C during peak traffic hours except within the Otay Ranch project as defined in the Otay Subregional Plan Text, Volume 2. PFE, Implementation Measure 1.1.2.

***Off-Site Circulation Element Roads*—**PFE, Transportation, Policy 1.1 also states that "new development shall provide needed roadway expansion and improvements off-site to meet demand created by the development, and to maintain a Level of Service D on Circulation Element Roads." "New development that would significantly impact congestion on roads operating at LOS E or F, either currently or as a result of the project, will be denied unless improvements are scheduled to improve the LOS to D or better or appropriate mitigation is provided." The PFE, however, does not specify what would significantly impact congestion or establish criteria for evaluating when increased traffic volumes would significantly impact congestion. The following significance guidelines provided are the County's preferred method for evaluating whether or not increased traffic volumes generated or redistributed from a proposed project will "significantly impact congestion" on County roads, operating at LOS E or F, either currently or as a result of the project.

Traffic volume increases from projects that result in one or more of the following criteria will have a significant traffic impact on a road segment, unless specific facts show that there are other circumstances that mitigate or avoid such impacts:

- The additional or redistributed ADT generated by the proposed project will significantly increase congestion on a Circulation Element Road or State Highway currently operating at LOS E or LOS F, or will cause a Circulation Element Road or State Highway to operate at a LOS E or LOS F as a result of the proposed project as identified in *Table 5–4*, or
- The additional or redistributed ADT generated by the proposed project will cause a residential street to exceed its design capacity.

5.3.2 *Significant Impacts Prior to Mitigation*

The analysis shows several lane miles of County roadways (and discusses specific roadways) that currently operate below County of San Diego standards, or are forecasted to operate below standards in the long-term scenario.

The largest traffic generator not currently allowed by right out that could result from the ordinance amendment is the construction of a boutique winery. The possible development of several of these types of wineries potentially cause significant traffic impacts since their collective traffic generation could exceed the allowable increase on the failing roadways.

Therefore, ***both direct and cumulative impacts could be calculated on numerous segments within the various community planning areas***.

It should be noted that the ordinance has incorporated requirements that would reduce potential traffic impacts such as not allowing special events, limiting sizes of tasting rooms and limiting vehicle sizes (no vehicles with more than 12 passengers). Even with these restrictions, traffic impacts would still be considered potentially significant.

5.3.3 *San Diego County Transportation Impact Fee*

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected buildout (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP. The proposed project could generate over 200 ADT. These trips would be distributed on circulation element roadways in the County that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips contribute to a potential significant cumulative impact and mitigation is required. Payment of the appropriate TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

6.0 SUMMARY OF RECOMMENDED PROJECT DESIGN FEATURES, IMPACTS AND MITIGATION

6.1.1 *Mitigation Measures and Design Considerations*

Potential measures to mitigate the project's significant impacts include roadway widening, additional lanes at intersections, intersection signalization, a reduction in the number of days a winery can operate, a reduction in the hours of operation at a winery, and/or a limitation on the number of wineries that could be built in a given community. The only mitigation that would fully mitigate the project's impacts would be widening the roadways which operate below standards. Such mitigation is not considered feasible for the winery ordinance to undertake or the County of San Diego to undertake because of the cost, and therefore direct impacts are not considered fully mitigated. Payment of the County's Transportation Impact Fee (TIF) would partially mitigate direct impacts, and fully mitigate cumulative impacts.

6.1.2 *Conclusions*

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations.

Trip generation was observed at several locations in the region, and the highest site traffic of the three was used to provide the worst-case trip generation. ***The worst-case site generation used for this study was 40 Weekday ADT and 160 Weekend ADT.***

The traffic study focuses on the impacts of establishing new Boutique Wineries. The ordinance amendment also allows for the conversion of existing wholesale limited wineries to Boutique wineries and for an increase in allowable production for wholesale limited wineries. Since the creation of new Boutique wineries generates more traffic than a conversion or an increase in production at an existing level, an analysis of the later is not warranted.

The "project" could result in the development and expansion of several wineries which would add traffic to roadway segments in the County that are either currently failing, or forecasted to fail. Both direct and cumulative impacts could be calculated on numerous segments within the various community planning areas. By using the worst-case trip generation of the three winery types (Boutique Winery), the same mitigation measures that apply to it would apply to the other two as well.

Mitigation for direct impacts however, is not considered feasible for small projects such as the wineries considered in this study. Direct impacts are therefore not considered fully mitigated.

Payment of the County's Transportation Impact Fee (TIF) would partially mitigate direct impacts, and fully mitigate cumulative impacts.

Finally, the new "Small Winery" use type proposed in this amendment is currently classified as a "Winery Use Type", and is allowed with an approved Major Use Permit. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed, subject to limitations and with approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations.

The Administrative Permit is a discretionary permit that will be subject to future environmental and site-specific review and conditions prior to being granted. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" (Boutique Winery) Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. By-right uses do not need future discretionary permit approval and are not subject to future environmental review. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit.

7.0 REFERENCES

- Institute of Transportation Engineers (ITE) Trip Generation Book, 7th Edition
- County of San Diego, Park and Recreation Department Website

8.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

Preparers

John Boarman, P.E., Principal—*Linscott, Law & Greenspan, Engineers*

Chris Mendiara, Senior Transportation Planner—*Linscott, Law & Greenspan, Engineers*

Jose Nunez Jr., Transportation Planner II—*Linscott, Law & Greenspan, Engineers*

APPENDIX E

Karyl Palmer

From: Long, Joe [Joe.Long@sdsheriff.org]
Sent: Wednesday, January 21, 2009 2:30 PM
To: Karyl Palmer
Cc: Mays, Jody; Myers, David
Subject: FW: Request for Information

Karyl,

I'm responding to your inquiry as the Sheriff's Sergeant in Julian. Julian has the J. Jenkins Winery and Menghini Winery, both on Julian Orchards Drive. Orfila Winery is also located along Hwy 78 in Julian, but this location is simply a tasting room/retail outlet vs an actual winery.

Statistically, I cannot show an increase in Drunk Driving related to winery activities. There have also only been a few, minor documented problems of any nature at these locations. One issue that is experienced at the Menghini Winery is that a number of community based events do occur there, which are controlled through the Temporary Community Event Permit and Alcoholic Beverage Control licensing process. There are normally six to eight events each year at the Menghini Winery. They normally include either sales of items, beer, wine, food, live music or other entertainment. These events can cause vehicle congestion in the area, mostly along the private Julian Orchards Drive roadway. There are concerns that the potential does exist for the crowd at an event to become volatile and get out of control. A concern is that, should a major problem occur the personnel and resources available to deal with it would be very limited for the first critical hour or more. However, historically these problems have not occurred and the crowds behavior has been rather sedate.

The Sheriff's Dept. has input regarding what type of security needs to be set in place at these events, but Sheriff's personnel do not provide the security unless a special contract is arranged. On occasion, deputies will respond to an event to observe the activities and that the security measures are in place. Otherwise, the Sheriff's Department would respond to these locations for any calls made for assistance.

Please contact me if you have any further questions.

Joe Long, Sgt.
Julian Sheriff's Substation
(858) 694-3301

From: Mays, Jody
To: Crist, Don; Myers, David; Long, Joe; Fraser, Duncan
Cc: Stumpfhauser, Alfred; Printy, Ted; Smith, Kurtis
Sent: Fri Jan 16 14:17:47 2009
Subject: FW: Request for Information

Please see request below. The County has a consultant working on an update to the zoning ordinance and wants to know what the impacts are from wineries. You're receiving this request, because according to my very sophisticated research (http://www.sandiegowineries.org/wineries/index.html#), you have one or more wineries in your jurisdictional area.

You can respond to Ms. Palmer directly at kpalmer@recon-us.com and please cc: me.

Thanks.
jody

From: Karyl Palmer [mailto:kpalmer@recon-us.com]
Sent: Friday, January 16, 2009 1:45 PM
To: Mays, Jody
Subject: RE: Request for Information

Hello Ms. Mays,

Thank you for agreeing to assist me in my quest for information.

The proposed amendment to the San Diego County Zoning Ordinance would introduce a new winery classification and revise the regulations for two existing winery classifications.

Below are some general questions that may help provide an idea of what kind of data (hard or anecdotal) I'm looking for.

- Does the winery land use produce any specific challenges or issues?
- What types of service do you usually provide to this type of land use?

If you have data that is specific to particular wineries, that would be great to.

Your assistance is greatly appreciated. Please feel free to contact me if you need more information or clarification.

Thank you,

Karyl

Karyl M. Palmer
Environmental Analyst

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
619.308.9333
619.308.9334 fax

A Company of Specialists

Karyl Palmer

From: Mays, Jody [Jody.Mays@sdsheriff.org]
Sent: Tuesday, January 20, 2009 10:20 AM
To: Karyl Palmer
Subject: FW: Wineries
Attachments: Request for information regarding wineries.doc

One response to your inquiry on wineries. This is from our San Marcos Station. You may phone Alfred Stumpfhauser or Jackie Cruz if you have questions regarding this information.

I will forward other responses if and when they are received.

From: Crist, Don
Sent: Tuesday, January 20, 2009 8:57 AM
To: Mays, Jody
Subject: Wineries

We do not see any problems with these types of businesses.

Don Crist
Don Crist, Captain
Sheriff's San Marcos Station
182 Santar Place
San Marcos, California 92069
760-510-5202

<<Request for information regarding wineries.doc>>

Jody,

We are not aware of any specific impacts of wineries on our agency. Here are some generalities, however.

Wineries typically have very low resident populations. Result: fewer calls for service.

Customer visits are relatively low compared to other retail businesses, and, due to typical customer profile and amount of purchase, transactions are less likely to be cash. Result: wineries are not good robbery targets.

There are few employees on site, so the risk of burglary may be increased. We may seek to place recommendations that would minimize these risks.

Wine grape growing is subject to natural and introduced diseases and foreign agents. Consequently, state and local quarantines may be imposed. The enforcement of the quarantines - and associated movement of products or agent carriers - may place some demands on our patrol units. Net result: infrequent and small impacts. Jackie Cruz has relevant information. She's at VCPS 760-751-4408.

Wine tasting rooms, with or without food service, may create demands similar to other retail food-service establishments, such as increases in 415, DUI etc. However, winery clientele have different demographics than, say, local dive-bars or entertainment/alcohol service venues, and these alcohol-fueled demands are projected to be considerably reduced in comparison. Additionally, many customer visits are not made via POV, further reducing driving violations.

Alfred Stumpfhauser
Crime Analyst
San Marcos Sheriff's Station
760-510-5259

# # #

Generally,

We do not recall "ever" responding to any of the wineries on our beats for any types of disturbance issues, that you might relate to the alcohol end of the business. I do recall one or two calls for minor theft related incidents, but again, we didn't see that as related specifically to that type of industry.

Again, with our wineries being in the county area, we wouldn't necessarily see or handle the traffic end of it, such as DUI's that may be related. We thought if that was or has been significant, we probably would hear from the CHP on it over the years. Unless

they're talking about something other then the traditional winery, grow some grapes, some kind of processing plant, and maybe a tasting room or not, the type of clientele that frequent wineries usually don't give law enforcement a lot of problems.

You might think that there would be potential issues due to the alcohol, but I cannot remember any problems at wineries or any DUI's tied to them, although CHP would know more about that since the drunks would probably be driving on rural roads and they ask where they took their last drink when they catch them. Also, the wineries probably do distilling, so you might think there is a potential for fires, but none have occurred in our area.

From memory, we have had just a few issues with orchards that might apply to wineries. There was a meth lab that was concealed in an orchard off Gopher Canyon road that we helped the DEA raid, there were some pursuits on unpaved roads/ paths in a avocado grove that proved difficult (one ending up with the unit crashed), and there was a helicopter crash in the hills off Deer Springs where the owners ran out of gas trying to land at their orchard and the bodies weren't discovered for until a worker wandered by a few days later and saw them hanging in the trees. Also, produce is frequently harvested illegally by crooks, there are some thefts of equipment that are reported long after they occur (which typically happens in remote areas since people don't check their stuff regularly), and illegals wander through or camp on the properties, sometimes starting fires.

So, the only issues that come to mind are that there could be some type of illegal activity going on that would be difficult for us to detect due to lack of access and there could be an issue with getting to locations on the property either for emergencies or to allow the FD to put out fires during the early stages so our city isn't threatened.

To my knowledge, we don't provide any special service to this type of land use. They also ask in the email below, "Does the winery land use produce any specific challenges or issues?" I would say, no more than other farms/ orchards, and from our experience, less than most of them. Of course, there aren't that many wineries (4) in our area, so it is not a large sample.

I stopped in at the winery on Mesa Rock when it first opened up, and the owner was very sociable. Probably, we could get a better feel for any specific issues by stopping by and talking to him or one of the others in our area.

APPENDIX F

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

Date: April 20, 2010

To: Joe Farace, Planning Manager

From: Robert Hingtgen, Planner III

RE: Project Name: Tiered Winery Zoning Ordinance Amendment — Project No. POD 08-012; Log No. 08-00-004

Response to select comments received from Coast Law Group:

Response to Comment I9: As a result of this comment, County staff contacted the 26 existing Wholesale Limited Wineries (WLWs) via e-mail or telephone. The intent was to determine if the existing Wholesale Limited Winery would convert to a Boutique Winery if the Proposed Project is approved. Of the 26, three responded that they would not convert to a Boutique Winery, eight responded that they would convert to a Boutique Winery, and 15 did not respond. Three of the wineries who responded they would convert to a boutique winery agreed to site visits or phone interviews for staff to obtain additional information regarding potential plans for conversion to a Boutique Winery (BW) and other facets of their operations if the Proposed Project were to be approved. Additional information regarding these three wineries is contained in the following paragraphs and information sheets for each winery are attached to these responses.

Pyramid Vineyard and Winery

This operation is located on 8.46 acres at the intersection of Magnolia and SR 78 on the east side of Ramona, California, and has direct access via these public roadways. Approximately half of the property is in vineyard and current annual production is 600 gallons. The operator currently sells half of his grape harvest and uses the other half to produce his own wine. Annual production may increase to 1200 gallons when all vines mature, and the operator never expects to produce more than 5000 gallons. There are no plans to expand the vineyard and a 2009 aerial photgraph indicates very little, if any, additional area is available onsite to expand the vineyard because of other existing development and the presence of Hatfield Creek which flows through the northeast corner of the site. Grapes are crushed on an outdoor concrete pad using a one-horsepower motor crusher. Refrigeration units are used inside the winery, and the owner states these units cannot be heard beyond the building. A new tasting room would not need to be constructed as an existing dairy barn or garage/shed could be converted for that use. The facility uses both groundwater (irrigation and wine making) and imported water (cleaning). Drip irrigation is employed from which the owner states there is no runoff. Wetable sulphur is mixed with water and sprayed on mature vines (after 2 years) before grapes emerge to treat mildew. Dimetoate 400 is sprayed once every couple of years for leafhoppers. One tablespoon of fertilizer is applied individually to young vines (up to two years old) three times per year.

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (858) 694-2960 • MS 0650 • FAX (858) 694-3373

The operater is registered with the County Department of Agriculture Weights and Measures Pesticide Regulation Program. Six workers are required for four days during harvest, and one worker is needed for about 5 days during the pre-pruning season.

Lenora Winery

This operation is located on approximately 10 acres in the southeastern portion of Ramona, California, on Steffy Lane which is a public road. Approximately seven of the 10 acres is in vineyard and current annual production was not reported. Annual production varies with the harvest each year, but may increase by importing grapes from another vineyard owned by the operator. There are no plans to expand the vineyard and a 2009 aerial photgraph indicates there is no additional area available onsite to expand the vineyard because of other existing onsite development. Grapes are crushed on an outdoor concrete pad, and one machine is used to destem, crush, and press grapes. The machine can process about one ton of grapes per hour and can process all grapes grown on the property in two to three hours. The winery owner states that the crusher is not visible or audible to adjacent neighbors. Small refrigeration units are used inside the winery during the warm months, and the owner states these units cannot be heard by neighbors. The owner also states that a new tasting room would be constructed to convert to a boutique winery, but is anticipated to only be open on weekends and some Fridays. The facility uses both groundwater and imported water, and would increase the use of groundwater if mandatory cuts or rate increases occur for imported water. Drip irrigation is employed from which the owner states there is no runoff. Wetable sulphur is sprayed about every 10-14 days from April through June. No other herbicides or pesticides are reported to be used. One to two ounces of all-purpose fertilizer (potash, phosphorus, and nitrogen) is applied individually to each vine once or twice per year. The operater is registered with the County Department of Agriculture Weights and Measures Pesticide Regulation Program.

Orange Woods Winery

This operation is located on approximately 5 acres in Pauma Valley approximately 1.5 miles north of SR 76. Access to the operation is off Mesa Drive South (a private, well maintained road with a paved width of 20 feet) and Rincon Rancho Road (a public, well maintained road with a paved width of 30-36 feet). Approximately 4 acres of the property is in vineyard and current annual production is 700 gallons, using both onsite and imported grapes. This amount can be crushed and processed in one day on a concrete pad outside the winery building. Annual production may increase to 1000 gallons if the winery converts to a Boutique Winery. There are no plans to expand the vineyard and a 2009 aerial photograph indicates very little, if any, additional area is available onsite to expand the vineyard because of other existing onsite development. A small refrigeration unit is located in a back room inside the winery building. The winery owner states that a new tasting room would not need to be constructed, would operate only on weekends, and would serve only 10 visitors per day on the busiest days. The facility obtains water from the Yuima Water District which supplies both groundwater and imported water to its customers. Drip irrigation is employed from which the owner states there is no runoff. The insecticide Admire is applied at the rate of 18 ounces per acre of vineyard, through the drip irrigation system, in late February and early July to control the glassy-winged sharpshooter and Pierce's disease. Fertilizer is only once or twice per year. The operater is registered with the County Department of Agriculture Weights and Measures Pesticide Regulation Program.

All three wineries indicated they could increase production if they became Boutique Wineries; however, none currently has plans to expand their existing vineyards. For the most part, these three wineries already appear to have near the maximum amount of vineyard they could have on their sites. This information indicates that conversion of WLW to BW for those wineries may result in fewer impacts to Biological Resources (BR-1 through 5) and Cultural Resources (CR-1 through 3) than generallly anticipated in the draft EIR. Lenora Winery did indicate they might begin to import more grapes from another vineyard in the County under their ownership. If WLW were to increase production by importing grapes from other vineyards, the demand for those grapes could result in expansion of vineyards in other wineries or the establishment of vineyards on other agriculturally zoned land not yet in production. Any expansion or establishment of those vineyards in San Diego County that would result in clearing of vegetation not exempted by Section 87.502 of the County's Grading Ordinance would need to obtain a discretionary Administrative Permit for Clearing that would evaluate any impacts associated with the clearing of land.

Only Lenora Winery indicated they would build a new tasting room facility if they became a BW. This indicates that the amount of construction of new Boutique Winery tasting rooms, and corresponding air quality impacts (AQ-1), may be less than generally anticipated in the draft EIR. As indicated by the three winery operators, a relatively low amount of visitation is expected, at least in the near future, and this visitation would occur only on the weekends as the operators have indicated this is when their tasting rooms would be open. However, the analysis in Chapter 2.1 regarding air quality and greenhouse gas emissions indicates that the addition of only three or four BWs would have potentially significant and unmitigable impacts from increased traffic (AQ-2 and 3). Therefore, the information provided does not indicate any lessening of that those impacts.

As discussed above, the information provided indicates a limited potential for on-site expansion of vineyards, but a somewhat higher potential for importing grapes to increase production when these WLWs convert to BWs. Although any expansion or establishment of new vineyards in areas of native vegetation would be subject to approval of Administrative Permits for Clearing, there is the potential that the expansion or establishment could take place on land that has been in agricultural production at least one of the preceding five years without permit review, and a corresponding potential for increased water quality impacts from soil disturbance and increased stormwater runoff from vegetation removal. The information provided does not indicate this impact (HY-1, HY-3) would be different than assessed in the draft EIR.

Two of the three wineries are provided access by adjacent public roads; however, all three have paved access. This indicates that the significant impact (HY-2) identified for increased sedimentation from higher traffic volumes using unpaved roads to access Boutique Wineries will be less for these three wineries than analyzed in the draft EIR.

The information provided by the three winery operators is not enough to dispute the analysis in Chapter 2.5.2.2 that identified a significant impact with regard to increased traffic noise affecting noise sensitive land uses (NO-1). Similarly, there is not enough information to dispute the analysis in Chapter 2.6.2.1 that identified significant impacts with regard to increased traffic on Circulation Element roads and private roads (TR-1 and 2). One of the three wineries (Orange Woods) has access from private roads which are in reportedly good condition, however Mesa Drive South likely does not meet current private road standards based on the reported paved width of 20 feet. The other two wineries are located in the

community of Ramona which is currently experiencing LOS deficiencies on SR 67 and San Vicente Road. It is likely that the two current wineries would add additional vehicle trips to these roadways.

All three wineries already have connection to public water, and two have access to private well water. None of the wineries has plans to expand on-site production of grapes. This indicates that conversion of WLW to BW will not result in increased demand for water for their on-site production of grapes. However, this does not address possible increased water use that might result from expansion of existing, or establishment of new vineyards in response to an increased demand for imported grapes to increase production of wine. Although a reduction in water demand might occur where existing high water demand crops would be converted to lower water demanding vineyards, it is possible that new or expanded vineyards will be established to supply an increased demand for wine grapes as a result of the project that will lead to an increased demand for both imported water and groundwater. Therefore, staff believes the Draft EIR's identification of potentially significant impacts (WS-1 through WS-4) is justified.

In response to the comment's focus on Pyramid Vineyard and Winery, County staff contacted and obtained additional information from this winery to compare potential impacts should it convert to a BW, with the impacts identified in the draft EIR,. An information sheet is attached to these responses for Pyramid Vineyard and Winery. See the second paragraph of this response for a description of this WLW.

Pyramid indicated they could increase production if they become a BW; however, the winery currrently does not have plans to expand the existing vineyards. Production could be increased to 1200 gallons from the current annual yield of 600 gallons when currently immature portions of the vineyard become mature and if Pyramid discontinues selling grapes. Because the operator indicated there are no plans to expand the existing onsite vineyard (and a 2009 aerial photo indicates there is very little, if any, room to expand), Pyramid's conversion to a BW should not result in any impact to Biological Resources (BR-1 through 5) and Cultural Resources (CR-1 through 3) that were anticipated in the draft EIR.

Pyramid indicated that a tasting room facility would not need to be constructed; indicating that construction related air quality impacts (AQ-1) would be less than anticipated in the draft EIR. As reported, conversion to BW would result in some increased traffic from visitation on weekends, thus the potential would exist to contribute to the significant air quality impacts related to increased traffic (AQ-2 and 3), as the addition of only three or four BW would have potentially significant and unmitigable impacts. Therefore, the information provided does not indicate any lessening of those impacts.

Because Pyramid has no plans and does not seem to have area available on-site for expansion, their conversion to a BW would not contribute to the significant impact identified for water quality that would result from soil disturbance and increased stormwater runoff from vegetation removal for expansion or establishment of vineyards (HY-1, HY-3).

Pyramid has direct access from adjacent paved public roads; therefore, it would not contribute to the significant impact identified for increased sedimentation from higher traffic volumes using unpaved roads to access BWs (HY-2).

Since Pyramid is adjacent to Highway 78 on the east side of Ramona, the increased traffic volume attributed to its conversion to a BW would not be enough to cause a direct impact to noise sensitive land uses adjacent to nearby roadways (NO-1) because it would generate a very small portion of ADT (160) in comparison to current levels (21,000 on weekends on SR 67). However, it could contribute to a cumulative impact (NO-1) if several WLW convert or new BW are developed. Additional traffic generated by Pyramid's conversion to a BW would likely contribute to a direct impact on SR 67 in Ramona as described in Chapter 2.6.2.1 under the "Ramona" heading (TR-1). As described in Chapter 2.6.3 it is likely that Pyramid would also contribute to a cumulative traffic impact (TR-3) in the Ramona Community. Pyramid would not contribute to potential traffic impacts on private roads (TR-2) because it has direct access from public roads (Highway 78 and Magnolia Avenue).

Pyramid uses both public imported water and private well water. Since the operation does not have plans or the potential to expand the on-site vineyard, any increase in water use would result from increased production of wine rather than irrigation of the vineyards. If the current production of 600 gallons per year increased to 1,000 gallons per year, this would not be an amount that would result in a significant contribution to the significant impacts (WS-1 through WS-4) identified in the draft EIR.

Wholesale Limited Winery Survey Questions

Name: Pyramid Vineyard & Winery

Location: 130 Magnolia Avenue, Ramona, CA 92065, APN 281-486-31

Owner: Don Kohorst

1. Size of vineyard:

   2,000 vines planted on 3.9 acres, but only 2.0 acres of the vineyard is mature enough to produce viable wine-making grapes. Remaining 1.9 acres are only two years old. Should barely begin to be mature in one to two more years. He sells half his grapes and uses half to make his own wine.

2. Annual production:

   600 gallons.

3. How much do you expect production to increase if you become a BW:

   When the 1.9 acres mature, may increase to 1,200 gallons. Never expects to make more than 5,000 gallons per year.

4. Do you have land or plans to expand your vineyard:

   No.

5. Days/Hours of operation:

   If opened a tasting room, would only open on weekends, from noon until dark.

6. Will you need to build a tasting room:

   No. He has two buildings that would work, the dairy barn where he makes wine now and the garage/shed. Both would need building permits for change of occupancy to become tasting rooms.

7. Will you pave any new areas:

   No.

8. Will you alter the outside of the existing building:

   No, unless required by County.

9. Will you demolish an existing building:

No.

10. How old is your existing building:

Dairy barn is 80-90 years old and garage/shed is around 5 year old.

11. Where do you crush your grapes:

On the concrete apron outside of the winery and inside the building. Uses a 1 hp motor crusher

12. What do you do with water used in production:

Lets it run into the vineyard.

13. Sewer or septic:

Septic.

14. Public water or well or both:

Both. Uses the well for irrigation and in wine making. It is not good to use chlorinated water from the District for winemaking so uses well water. District water is used for cleaning and other uses in the winemaking process.

15. Do you need any new connections to public water:

No.

16. What refrigeration do you use and where is refrigerator located:

Refrigerates tanks of wine that are stored inside the winery. The refrigeration units are inside the winery and cannot be heard beyond building. Very quiet.

17. Where will cars park and does the area need to be surfaced and/or graded:

There is a parking area that will need some surface improvement but no grading.

18. What surface for parking, gravel or paved:

There is already some concrete that should be adequate.

19. Public or private road:

Public. Would direct traffic to Magnolia and into the eastern driveway and close the gate with direct access off SR-78. There is a left turn lane off SR-78 onto Magnolia.

20. If private, where's the nearest public road:

N/A

21. If private, road width and condition:
N/A

22. If private, what type of maintenance agreement do you have with your neighbors:

N/A

23. Do you use drip irrigation:

Yes, for all vines. Irrigation stops about a month before harvest (typically September/October), unless it is extremely hot during August.

24. Do you use stormwater controls or any BMPs for vineyard and/or winery runoff (irrigation and/or stormwater):

No. There is no run-off from irrigation because is drip. The runoff from rain and stormwater goes to Santa Maria Creek along the NE corner of the property.

25. Are there off-site drainage facilities and do they work:

Just the creek and it works fine!

26. Do you use pesticides – what, how much and when:

Uses wet-able sulphur to treat mildew. Add to water and sprays during growth of vine but does not spray once grapes emerge on vine. Does not spray on vines in first two years, only on more mature vines. Sometimes sprays Dimetoate 400 for leaf-hoppers. Maybe once every two years. Is water soluble.

27. Do you use herbicides or other products – what, how much and when:

Uses the sulphur. Also uses fertilizer. Uses 1 tablespoon on young vines (up to two years old) three times per year. Applies individually to each vine.

28. Are you registered with AWM Pesticide Regulation Program:

Yes. Has an Operators ID# and Applicator ID#. Must present his registrations when he purchases pesticides.

Workers: Uses about six workers for four days per year during harvest. During the pre-pruning season, uses one worker for about 4-5 days.

Wholesale Limited Winery Survey Questions

Name: Lenora Winery

Location: 251 Steffy Lane, Ramona, APN 284-041-05

Owner: Eric Metz

1. Size of vineyard:

   7 acre vineyard on a 10 acre parcel.

2. Annual production:

   Declined to state.

3. How much do you expect production to increase if you become a BW:

   It depends on the harvest each year. This year's harvest was twice last year's on the same number of vines. May start importing more grapes from another vineyard he owns.

4. Do you have land or plans to expand your vineyard:

   No. Site is surrounded by property owned by other people and there is no opportunity to expand.

5. Days/Hours of operation:

   If opened a tasting room, would only open on weekends, perhaps on some Fridays. Does not see a great demand or a big number of visitors in the near future. Believes it will take several years to establish steady business.

6. Will you need to build a tasting room:

   Yes, but already has a building for making wine. Has an approx. 2,000 square foot winery building for processing grapes. Crushes on an outdoor 35'x35' concrete crush pad. Uses one machine to destem, crush and press grapes. Processes about one ton of grapes per hour. This year only ran the crusher about 2-3 hours to process all his grapes. Is not visible or audible to neighbors who have never complained.

7. Will you pave any new areas:

Not sure if will pave, but will use required surfacing. Has plenty of room for a building and parking because site is flat and will not require any grading.

8. Will you alter the outside of the existing building:

   No.

9. Will you demolish an existing building:

   No.

10. How old is your existing building:

    ?

11. Where do you crush your grapes:

    On the 35'x35' outdoor crush pad outside the winery.

12. What do you do with water used in production:

    Never really said.

13. Sewer or septic:

    Septic.

14. Public water or well or both:

    Both. Used more District water because of ease in irrigation but will use more well water when there are mandatory cuts and/or rate increases.

15. Do you need any new connections to public water:

    No.

16. What refrigeration do you use and where is refrigerator located:

    Uses small refrigeration units inside the winery so are quiet and cannot be heard. Runs them for only several months per year when it get warmer. Barrels of red wine are stored in an area that does not need any refrigeration.

17. Where will cars park and does the area need to be surfaced and/or graded:

    Not sure if will pave, but will use required surfacing. Has plenty of room for a building and parking because site is flat and will not require any grading.

18. What surface for parking, gravel or paved:

See above.

19. Public or private road:
Public road.

20. If private, where's the nearest public road:

N/A

21. If private, road width and condition:

N/A

22. If private, what type of maintenance agreement do you have with your neighbors:

N/A

23. Do you use drip irrigation:

Yes, all drip irrigation with manual controls to really monitor water use. Does not use timers.

24. Do you use stormwater controls or any BMPs for vineyard and/or winery runoff (irrigation and/or stormwater):

No, because none are needed with drip irrigation.

25. Are there off-site drainage facilities and do they work:

No drainage problems on his street.

26. Do you use pesticides – what, how much and when:

Sprays wetable sulphur for mildew treatment about every 10-14 days from April through June. In the heat the mildew dies and don't need to spray.

27. Do you use herbicides or other products – what, how much and when:

No.

28. Are you registered with AWM Pesticide Regulation Program:
Yes. Fills out reports when sprays, is certified to spray and must show registration when buys products. Is also subject to AWM inspection at any time.

Also uses All-Purpose fertilizer w/potash, phosphorus and nitrogen once or twice a year. Applies about 1-2 ounces to each vine. Does not fertilize too much because encourages leaf growth and want fruit not leaves.

Wholesale Limited Winery Survey Questions

Name: Orange Woods Winery

Location: 17755 South Mesa Drive, APN 132-150-45

Owner: Jack L. Woods

1. Size of vineyard:

   4 acres. Imports grapes from Valley Center and from outside of San Diego County.

2. Annual production:

   700 gallons.

3. How much do you expect production to increase if you become a BW:

   Up to about 1,000 gallons maximum. All this can be crushed and processed in one day.

4. Do you have land or plans to expand your vineyard:

   No.

5. Days/Hours of operation:

   Only weekends and expects would get less 10 people a day on the busiest days.

6. Will you need to build a tasting room:

   No.

7. Will you pave any new areas:

   No.

8. Will you alter the outside of the existing building:

   No.

9. Will you demolish an existing building:

   No.

10. How old is your existing building:
It's a very new building.

11. Where do you crush your grapes:

On a concrete pad outside the roll-up door of the winery building.

12. What do you do with water used in production:

Water the landscaping.

13. Sewer or septic:

Septic.

14. Public water or well or both:

Public water from the Yuima Water District. Yuima does not allow private wells. Any water from a well would become Yuima's water so Mr. Woods will never have a well.

15. Do you need any new connections to public water:

No.

16. What refrigeration do you use and where is refrigerator located:

Small refrigeration unit is located in a back room inside the winery building.

17. Where will cars park and does the area need to be surfaced and/or graded:

On the existing driveway. Everything is paved.

18. What surface for parking, gravel or paved:
Paved.

19. Public or private road:

Mesa Road South is private.

20. If private, where's the nearest public road:

Rincon Ranch Road at SR-76.

21. If private, road width and condition:

Rincon Ranch Road from SR-76 to Star Beam Lane is well paved, maintained and paved about 36 feet wide. Rincon Ranch Road west of Star Beam goes down to about 30 feet wide of paving but is still well maintained. Mesa Road South is about 20 feet wide of well maintained paving and this continues up the private driveway.

22. If private, what type of maintenance agreement do you have with your neighbors:

    Owner is unsure.

23. Do you use drip irrigation:

    Yes.

24. Do you use stormwater controls or any BMPs for vineyard and/or winery runoff (irrigation and/or stormwater):

    No. Does not have runoff problems because of drip irrigation.

25. Are there off-site drainage facilities and do they work:

    No drainage problems anywhere because of grove and surrounding landscaping.

26. Do you use pesticides – what, how much and when:

    Uses the insecticide Admire for the Glassy-winged sharpshooter. He applies 18 ounces/acre of vineyard through the drip irrigation system in late February and in early July. It is effective to prevent Pierce's disease.

27. Do you use herbicides or other products – what, how much and when:

    No.

28. Are you registered with AWM Pesticide Regulation Program:

    Yes. Submits reports for use of Admire and must show registration when purchases products.

    Does not get mildew because of his hillside location. A breeze comes up the canyon every late afternoon and does not allow mildew to set in so does not need to use sulpher like other do. Uses fertilizer only once or twice a year to stress the vines and grapes to get better quality grapes.