



COUNTY OF SAN DIEGO
LAND USE AND ENVIRONMENT GROUP
Department of Planning & Development Services

Appendix A: Final Climate Action Plan

Consistency Review Checklist

Introduction

The County of San Diego (County) Climate Action Plan (CAP), adopted by the Board of Supervisors on February 14, 2018, outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reduction targets. Implementation of the CAP will require that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help plan and design projects consistent with the CAP, and to assist County staff in implementing the CAP and determining the consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). This Checklist, in conjunction with the CAP, provides a streamlined review process for proposed discretionary projects that require environmental review pursuant to the California Environmental Quality Act (CEQA). Please refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for more information on GHG emissions, climate change impact requirements, thresholds of significance, and compliance with CEQA Guidelines Section 15183.5.

The purpose of this Checklist is to implement GHG reduction measures from the CAP that apply to new development projects. The CAP presents the County's comprehensive strategy to reduce GHG emissions to meet its reduction targets. These reductions will be achieved through a combination of County initiatives and reduction actions for both existing and new development. Reduction actions that apply to existing and new development will be implemented through a combination of mandatory requirements and incentives. This Checklist specifically applies to proposed discretionary projects that require environmental review pursuant to CEQA. Therefore, the Checklist represents one implementation tool in the County's overall strategy to implement the CAP. Implementation of measures that do not apply to new development projects will occur through the implementation mechanisms identified in Chapter 5 of the CAP. Implementation of applicable reduction measures in new development projects will help the County achieve incremental reductions towards its targets, with additional reductions occurring through County initiatives and measures related to existing development that are implemented outside of the Checklist process.

The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute towards reducing the County's emissions and meeting the County's reduction targets. Projects that include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project

when compared to existing designation, would also be within the projections assumed in the CAP. Projects responding in the affirmative to Step 1 questions can move forward to Step 2 of the Checklist. If a land use and/or zoning designation amendment results in a more GHG-intensive project, the project is required to demonstrate consistency with applicable CAP measures and offset the increase in emissions as described in the Guidelines. Step 2 of the Checklist contains the CAP GHG reduction measures that projects are required to implement to ensure compliance with the CAP. Implementation of these measures would ensure that new development is consistent with relevant CAP strategies and measures and will contribute towards achieving the identified GHG reduction targets. Projects that are consistent with the CAP, as determined using this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA.

A project's incremental contribution to cumulative GHG emissions may be determined to not be cumulatively considerable if it is determined to be consistent with the CAP. As specified in the CEQA Guidelines, the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the project's incremental effects are "cumulatively considerable" (CCR, Title 14, Division 6, Chapter 3, Section 15064[h][4]). Projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist may have a cumulatively considerable contribution to a significant cumulative impact and would be required to prepare a separate, more detailed project-level GHG analysis as part of the CEQA document prepared for the project.

Checklist Applicability

This Checklist only applies to development projects that require discretionary review and are subject to environmental review (i.e., not statutorily or categorically exempt projects) pursuant to CEQA. Projects that are limited to ministerial review and approval (e.g., only building permits) would not be subject to the Checklist. The CAP contains other measures that, when implemented, would apply broadly to all ministerial and discretionary projects. These measures are included for discretionary projects in this Checklist, but could also apply more broadly once the County takes action to codify specific requirements or standards.

Checklist Procedures

General procedures for Checklist compliance and review are described below. Specific guidance is also provided under each of the questions under Steps 1 and 2 of the Checklist in subsequent pages.

1. The County's Department of Planning & Development Services (PDS) reviews development applications and makes determinations regarding environmental review requirements under CEQA. Procedures for CEQA can be found on the County's [Process Guidance & Regulations/Statutes Homepage](#). The Director of PDS will determine whether environmental review is required, and if so, whether completion of the CAP Checklist is required for a proposed project or whether a separate project-level GHG analysis is required.
2. The specific applicable requirements outlined in the Checklist shall be required as a condition of project approval.
3. The project must provide substantial evidence that demonstrates how the proposed project will implement each applicable Checklist requirement described herein to the satisfaction of the Director of PDS.
4. If a question in the Checklist is deemed not applicable (N/A) to a project, substantial evidence shall be provided to the satisfaction of the Director of PDS demonstrating why the Checklist item is not applicable. Feasibility of reduction measures for new projects was assessed in development of the

CAP and measures determined to be feasible were incorporated into the Checklist. Therefore, it is expected that projects would have the ability to comply with all applicable Checklist measures.

5. Development projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist shall prepare a separate, project-level GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environmental Impact Report (EIR). Guidance for project-specific GHG Technical Reports is outlined in the Report Format and Content Requirements for Climate Change document, provided under separate cover. The Report Format and Content Requirements document provides guidance on the outline and content of GHG analyses for discretionary projects processed by PDS that cannot show compliance with the CAP Checklist.

Checklist Updates

The Guidelines and Checklist may be administratively updated by the County from time to time to comply with amendments to State laws or court directives, or to remove measures that may become mandatory through future updates to State or local codes. Administrative revisions to the Guidelines and Checklist will be limited to changes that do not trigger a subsequent EIR or a supplement to the SEIR for the CAP pursuant to CEQA Guidelines Section 15162. Administrative revisions, as described above, will not require approval by the Board of Supervisors (Board). All other changes to the Guidelines and Checklist require Board approval.

Comprehensive updates to the Guidelines and Checklist will be coordinated with each CAP update (i.e., every five years beginning in 2025) and would require Board approval. Future updates of the CAP, Guidelines, and Checklist shall comply with CEQA.

Application Information

Contact Information

Project No. and Name: PDS2016 - AD-16-023 - Perrin Oak Ranch Winery
Property Address and APN: 16138 Highland Valley Road Escondido, CA 92025 APN: 276-101-14-00
Applicant Name and Co.: Gregory Perrin PFI Realty III, L.P.
Contact Phone: 1-808-479-1114 Contact Email: gperrin@asc.phinet

Was a consultant retained to complete this checklist? Yes No
If Yes, complete the following:

Consultant Name: Bennett Martin Contact Phone: 707-935-7944
Company Name: STRATA AP Contact Email: bmartin@strataap.com

Project Information

1. What is the size of the project site (acres [gross and net])? 60.94 Gross. 56.42 Net.
2. Identify all applicable proposed land uses (indicate square footage [gross and net]):
- Residential (indicate # of single-family dwelling units): _____
 - Residential (indicate # of multi-family dwelling units): 5
 - Commercial (indicate total square footage [gross and net]): 37,000 Gross. 21,500 Net.
 - Industrial (indicate total square footage [gross and net]): _____
 - Agricultural (indicate total acreage [gross and net]): 38.94 Gross. 27.55 Net.
 - Other (describe): _____
3. Provide a description of the project proposed. This description should match the project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.
- Please see Administrative Permit Application Project Description, attached.
-
-
-
-
-
-
-
-
-
-

CAP Consistency Checklist Questions

Step 1: Land Use Consistency

For projects that are subject to CAP consistency review, the first step in determining consistency is to assess the project’s consistency with the growth projections used in the development of the CAP. This section allows the County to determine a project’s consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
<p>1. Is the proposed project consistent with the existing General Plan regional category, land use designations, and zoning designations?</p> <p>If “Yes,” provide substantiation below and then proceed to Step 2 (CAP Measures Consistency) of the Checklist.</p> <p>If “No,” proceed to question 2 below.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Project Detail:</p> <p>Please substantiate how the project satisfies question 1.</p> <p>The project is consistent with the existing General Plan Rural Lands category (RL-20, 1 DU/20AC), land use designation - rural, and zoning - A72.</p> <hr/> <hr/> <hr/>		
<p>2. Does the project include a land use element and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</p> <p>If “Yes,” the project must provide estimated project GHG emissions under both existing and proposed designation(s) for comparison to substantiate the response and proceed to Step 2 (CAP Measures Consistency) of the Checklist.</p> <p>If “No,” (i.e., the project proposes an increase in density or intensity above that which is allowed under existing General Plan designations and consequently would not result in an equivalent or less GHG-intensive project when compared to the existing designations), the project must prepare a separate, more detailed project-level GHG analysis. As outlined in the County’s Guidelines for Determining Significance for Climate Change and Report Format and Content Requirements for Climate Change, this analysis must demonstrate how the project would offset the increase in GHG emissions over the existing designations or baseline conditions. The project must also incorporate each of the CAP measures identified in Step 2 to mitigate cumulative GHG emissions impacts. Proceed and complete a separate project-specific GHG analysis and Step 2 of the Checklist. Refer to Section 4 of the County’s Guidelines for procedures on analyzing General Plan Amendments.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Project Detail:</p> <p>Please substantiate how the project satisfies question 2.</p> <hr/> <hr/> <hr/> <hr/>		

Step 2: CAP Measures Consistency

The second step of the CAP consistency review is to review and evaluate a project’s consistency with the applicable measures of the CAP. Each checklist item is associated with a specific GHG reduction measure(s) in the County CAP.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Step 2A: Project Operations (All projects with an operational component must fill out this portion of the Checklist)				
Reducing Vehicle Miles Traveled				
<p>1a. Reducing Vehicle Miles Traveled</p> <p><u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 25 or more, will the project achieve a 15% reduction in emissions from commute vehicle miles traveled (VMT), and commit to monitoring and reporting results to demonstrate on-going compliance? VMT reduction may be achieved through a combination of Transportation Demand Management (TDM) and parking strategies, as long as the 15% reduction can be substantiated.</p> <p>VMT reduction actions though TDM may include, but are not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Telecommuting <input type="checkbox"/> Car Sharing <input type="checkbox"/> Shuttle Service <input type="checkbox"/> Carpools <input type="checkbox"/> Vanpools <input type="checkbox"/> Bicycle Parking Facilities <input type="checkbox"/> Transit Subsidies <p>Shared and reduced parking strategies may include, but are not limited to:¹</p> <ul style="list-style-type: none"> <input type="checkbox"/> Shared parking facilities <input type="checkbox"/> Carpool/vanpool-only parking spaces <input type="checkbox"/> Shuttle facilities <input type="checkbox"/> Electric Vehicle-only parking spaces <p>The project may incorporate the measures listed above, and propose additional trip reduction measures, as long as a 15% reduction in emissions from commute VMT can be demonstrated through substantial evidence.</p> <p>Check “N/A” if the project is a residential project or if the project would not accommodate more than 25 tenant-occupants.</p>	T-2.2 and T-2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1b. Project Detail: Please substantiate how the project satisfies question 1a.</p> <hr/> <p>The project would not accommodate more than 25 tenant occupants.</p> <hr/> <hr/> <hr/>				

¹ Reduction actions and strategies under 1a may be used to achieve a 10% reduction in emissions from commute VMT under 2a

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Shared and Reduced Parking				
<p>2a. Shared and Reduced Parking</p> <p><u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 24 or less, will the project implement shared and reduced parking strategies that achieves a 10% reduction in emissions from commute VMT?</p> <p>Shared and reduced parking strategies may include, but are not limited to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Shared parking facilities <input checked="" type="checkbox"/> Carpool/vanpool-only parking spaces <input checked="" type="checkbox"/> Shuttle facilities <input checked="" type="checkbox"/> Electric Vehicle-only parking spaces <p>Check "N/A" if the project is a residential project or if the project would accommodate 25 or more tenant-occupants.</p>	T-2.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2b. Project Detail:

Please substantiate how the project satisfies question 2a.

A total of 26 shared all-weather parking spaces and including 2 electric vehicle charging stations will be provided. 4 bicycle parking spots will also be provided in accordance with applicable design requirements. A shuttle program will also be implemented for guest use during events. The shuttle program will be arranged for events held within the project facilities and arrangements will be made to park cars offsite depending on event logistics but will be pre-arranged so guests will be able to utilize the service. 2 carpool/vanpool-only parking space locations are provided at the winery building. This location can also accommodate buss parking as well if needed.

Water Heating Systems

<p>3a. Electric or Alternatively-Fueled Water Heating Systems</p> <p><u>Residential:</u> For projects that include residential construction, will the project, as a condition of approval, install the following types of electric or alternatively-fueled water heating system(s)? Please check which types of system(s) will be installed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Solar thermal water heater <input checked="" type="checkbox"/> Tankless electric water heater <input type="checkbox"/> Storage electric water heaters <input type="checkbox"/> Electric heat pump water heater <input checked="" type="checkbox"/> Tankless gas water heater <input type="checkbox"/> Other <p>Check "N/A" if the project does not contain any residential buildings.</p>	E-1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------	-------------------------------------	--------------------------	--------------------------

3b. Project Detail:

Please substantiate how the project satisfies question 3a.

Project is planned to improve upon T-24 requirements for energy use by an estimated 25% with the use of onsite solar generation for the entire facility's electric use. Currently we are planning the 5 housing units will be electric tank less water heaters. Depending on electrical metering requirements by SDGE the rooftop solar will be tied directly to each housing unit. The intent is to have the solar installation to provide 100% of the power depending on Net Metering requirements. This will be provided during the design phase as we do not know the exact power requirements at this stage of the project. As an option gas tankless would be utilized if electric is not available in sizes needed.

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
--	-------------	-----	----	-----

Water-Efficient Appliances and Plumbing Fixtures

4a. Water Efficient Appliances and Plumbing Fixtures

Residential: For new residential projects, will the project comply with all of the following water efficiency and conservation BMPs²?

- Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi³.
- Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

	W-1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------	-------------------------------------	--------------------------	--------------------------

Check "N/A" if the project is a non-residential project.

4b. Project Detail:

Please substantiate how the project satisfies question 4a.

All fixtures will meet or exceed T-24 requirements.

Rain Barrel Installations

5a. Rain Barrel Installations

Residential: For new residential projects, will the project make use of incentives to install one rain barrel per every 500 square feet of available roof area?

Check "N/A" if the project is a non-residential project; if State, regional or local incentives/rebates to purchase rain barrels are not available; or if funding for programs/rebates has been exhausted.

	W-2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------	-------------------------------------	--------------------------	--------------------------

5b. Project Detail:

Please substantiate how the project satisfies question 5a.

Rain barrel installations will be utilized for the housing units at the recommended number of 1 barrel per 500sf of roof. The roofs will also utilize Green Roofing solutions to harvest water and reuse for landscaping around the winery & hospitality buildings. All site storm water is to be harvested into existing on-site ponds. The ponds may be utilized for landscape watering depending on the length ponds have a sufficient amount of water during the summer months.

² CALGreen Tier 1 residential voluntary measure A4.303 of the [California Green Building Standards Code](#).

³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
--	-------------	-----	----	-----

Reduce Outdoor Water Use

6a. Reduce Outdoor Water Use

Residential: Will the project submit a Landscape Document Package that is compliant with the County’s Water Conservation in Landscaping Ordinance⁴ and demonstrates a 40% reduction in current Maximum Applied Water Allowance (MAWA) for outdoor use?

Non-Residential: Will the project submit a Landscape Document Package that is compliant with the County’s Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in current MAWA for outdoor use?

Check “N/A” if the project does not propose any landscaping, or if the aggregate landscaped area is between 500 – 2,499 square feet and elects to comply with the Prescriptive Compliance Option within the Water Conservation in Landscaping Ordinance.

	W-1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------	-------------------------------------	--------------------------	--------------------------

6b. Project Detail:

Please substantiate how the project satisfies question 6a.

Project complies with the county's water conservation in landscaping ordinance and demonstrates a 40% reduction in current MAWA for outdoor use.

Agricultural and Farming Operations⁵

7a. Agricultural and Farming Equipment

Will the project use the San Diego County Air Pollution Control District’s (SDAPCD’s) farm equipment incentive program to convert gas- and diesel-powered farm equipment to electric equipment?

Check “N/A” if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.

	A-1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------	-------------------------------------	--------------------------	--------------------------

7b. Project Detail:

Please substantiate how the project satisfies question 7a.

At this time, the program is not accepting applications. Will comply once application window opens.

⁴ <http://www.sandiegocounty.gov/content/dam/sdc/cob/ordinances/ord10427.pdf>.

⁵ Existing agricultural operations would not be subject to questions 7 and 8 of the Checklist, unless a proposed expansion is subject to discretionary review and requires environmental review pursuant to CEQA.

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
<p>8a. Electric Irrigation Pumps</p> <p>Will the project use SDAPCD's farm equipment incentive program to convert diesel- or gas-powered irrigation pumps to electric irrigation pumps?</p> <p>Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8b. Project Detail:
Please substantiate how the project satisfies question 8a.
Pumps currently in use for farming operations are existing electric.

Tree Planting

<p>9a. Tree Planting</p> <p><u>Residential</u>: For residential projects, will the project plant, at a minimum, two trees per every new residential dwelling unit proposed?</p> <p>Check "N/A" if the project is a non-residential project.</p>	A-2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------	-------------------------------------	--------------------------	--------------------------

9b. Project Detail:
Please substantiate how the project satisfies question 9a.
35 Trees will be planted to be consistent with new landscape design.

ADMINISTRATIVE PERMIT APPLICATION
PROJECT DESCRIPTION
PROPOSED SMALL WINERY
16138 HIGHLAND VALLEY ROAD, ESCONDIDO

REVISED SUBMITTAL – May 01, 2019

APPLICANT:

Gregory Perrin
Gregory Perrin/PFI Realty III, L.P.
16138 Highland Valley Road
Escondido, California 92025

APPLICANT'S REPRESENTATIVE:

Bennett Martin, Principal
STRATA alp
PO Box 1207
Sonoma, California 95476
707.935.7944

APN: 276-101-05-00

ACREAGE: ±60.94

ZONING DESIGNATION: A72

GENERAL PROJECT DESCRIPTION:

The purpose of this application is to obtain approval to establish a new 120,000 gallons per year (gpy) winery located on the Applicant's property at 16138 Highland Valley Road (APN 276-101-05-00) (Property). The winery facility (Facility) will consist of a +/-25,000 s.f. production facility including 5 units of vineyard worker housing, a +/-5,000 s.f. partially covered crush pad and a +/-12,000 s.f. hospitality building (Hospitality) and a +/-1,500 s.f. vineyard building. The Hospitality Center will also include a tasting room, event space, private tasting lounge, retail sales and offices. The Facility will include storage and laboratory spaces.

Tasting and marketing events will occur at the Facility, Hospitality and Climatized buildings as described below. Daily hours of operation will be 7am to 6pm for employees 7 days a week. Grape harvest and crush operation hours will vary depending on fruit sugars and typically lasts for 30 days. Hours of operation for non-employees will be from 10am to 6pm 7 days a week. The total proposed Production space (production building plus covered crush pad) is +/-30,000 s.f. of the total Accessory space is +/-4,500 s.f. The accessory-to-production square foot ratio is ±15%.

The Property is currently developed with ±22 acres of vineyard. The winery development area will be located on an existing granite hillside. The winery development area has been intentionally designed and located to maximize underutilized space and in the areas adjacent to the existing vineyards.

The Facility will use the Ramona Municipal Water District water system for the entire parcel operations. The system will service all structures on the Property including the winery, vineyard irrigation and Hospitality buildings.

Vineyards on the Property owned by the Applicant can supply 60% grapes required for the requested annual wine production volume. Should the Applicant choose to purchase grapes from outside San Diego County, the winery will adhere to the 50% grape sourcing requirements of the San Diego County Small Winery Definition Ordinance. The winery will be staffed by up to a total of fifteen full-time and part-time employees, depending on the day of week and grape growing and harvesting season. Point of sale will occur in the Hospitality building. Winery administrative, and hospitality activities will occur within the winery, Hospitality and Climatized buildings. Hospitality activities will occur in the winery building, associated patios, and the existing oak grove in the winery vicinity. Parking consistent with ADA accessibility requirements will be located adjacent to hospitality, winery structures. Plot Plans and Concept Building Elevations of these improvements are included as part of this Administrative Permit application. Wastewater system analyses will be prepared as required by Environmental Health and will include demands associated with the winery employees as well as residential occupants of the Property.

As shown on the site plans accompanying this application, the winery grounds will be improved with water efficient landscaping. Civil improvements will include widening of the existing driveway as required by the San Diego County Road & Street Standards, public water system supplied by the Ramona Water District in accordance with County and State regulations, and development of a wastewater disposal system to accommodate domestic and process wastewaters associated with Facility operations. A total of 26 all-weather parking spaces, electric vehicle charging and bicycle parking will be developed in accordance with applicable design requirements. Improvements to the access point from Highland Valley Road to the Property will be made as required. A new left-turn lane is not anticipated based on an analysis of proposed winery operations.

The proposed winery will host up to seventy events annually for up to 250 persons each, up to two annual wine release events for up to 200 persons each and one Wine Auction event for up to 300 persons. Anticipated daily tours and tastings will be 75 persons. The anticipated maximum 7-day visitation average is 525 persons. Food service at marketing events will include catered food that may be prepared for presentation. The proposed winery will also allow activities conducted in accordance with AB 2004 (Evans Bill).

WASTEWATER TREATMENT AND DISPOSAL:

Winery process wastewater and sanitary wastewater will be handled by separate systems on the Property. It is anticipated that process wastewater will be handled by a disposal system comprised of holding tanks and disposal through a standard subsurface leach field. Disposal of domestic wastewater from the winery structures will employ a separate disposal system comprised of holding tanks and a standard subsurface leach field located to the west of the winery, as shown on the attached site plans.

A wastewater feasibility study report for this project has been prepared by Frink Springer & Associates, Inc. in accordance with the Department of Environmental Health. The report demonstrates that the proposed wastewater system will be designed to effectively handle the volumes of anticipated process wastewater and sanitary sewage generated by site activities.

FIRE PROTECTION:

The project site is accessed from Highland Valley Road by an existing paved private driveway that will be expanded to commercial standards as required by the San Diego County Road & Streets Standards. The winery design affords ready access to all winery structures, covered crush pad and residence. Any modifications to the existing Property entrance will be designed in consultation with San Diego County Engineering Department to assure compliance with roadway regulations.

Commercial fire sprinkler systems, consistent with County building code requirements will be installed in the winery, winery office and hospitality structures. The current development plans provide for the installation of onsite water storage tanks exclusively for fire protection. The actual quantity of fire protection water stored onsite will be determined by a fire protection consultant during development of site improvement construction drawings.

TRAFFIC:

For both normal operations and marketing events, parking for all visitors will be accommodated onsite through the use of the paved parking lots and the unpaved vineyard avenues on the parcel. Currently the property is accessed by three separate gate locations. The Facility will have a dedicated operations gate/entrance and the Hospitality building will also have a dedicated public gate/entrance. All access locations to the property are planned to remain in their current location and they all currently meet or exceed fire department access regulations.

ACCESSORY ACTIVITIES:

Proposed marketing activities are summarized above and outlined on the marketing plan portion of the winery Use Permit application. The winery development plan includes 26 parking spaces (including four handicap spaces) proposed for employees, anticipated day-to-day visitors and miscellaneous delivery vehicles. It is not expected that all part-time and full-time employees will be working during the same hours or days. Additional parking for marketing events, if needed, is available on vineyard avenues in the vicinity of the winery. The proposed winery will allow activities conducted in accordance with AB 2004 (Evans Bill).

ENVIRONMENTAL ISSUES

The environmental sensitivity maps on file in the County Planning Department have been reviewed to determine if this project will be subject to any other environmental issues. These maps are used by the Department to determine whether any environmental conditions exist on a particular site which would warrant special studies or mitigation measures to avoid damage to environmental resources.

The applicant plans on the following practices with measurable greenhouse gas (GHG) reduction potential: energy conserving lighting (planned), connection to recycled water (planned), installation of water efficient fixtures (planned), Low-impact development (LID) (planned), water efficient landscape (planned), recycling of 75% of all waste (planned), composting of 75% food and garden material (planned), implement a sustainable purchasing and shipping program (planned), planting of shade trees within 40 feet of the south side of the building elevation (planned retention of existing large oaks), and site design that is oriented and designed to optimize conditions for natural heating, cooling and day lighting of interior spaces, and to maximize winter sun exposure (planned) and limit the amount of grading and tree removal (planned).

The Applicant also plans on following practices with un-measurable greenhouse gas (GHG) reduction potential: Certified Green Business or certified as “San Diego Green Winery” (planned), Certified “Green Land” (planned), use of recycled materials (planned), local food production (planned), education to staff and visitors on sustainable practices (planned), retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site (already doing).