

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

for

“Mexin Teme / Chimney’s Winery”

Plot Plan No. 220010 (PPT 220010)

Lead Agency:

County of Riverside

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January 2025

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Appendix C1: Multiple Species Habitat Conservation Plan Consistency Analysis for an Approximate 20.0 Acre Lot Located at the Northeast Corner of Rancho California Road and Calle Contento, prepared by TERACOR Resource Management, Inc., 10-15-2022

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Appendix D: Phase I Cultural Resources Assessment of Plot Plan No. 220010, prepared by Jean A. Keller, Ph.D., 4-2022

Appendix E: Preliminary Geotechnical Interpretive Report, Proposed Winery, Assessor's Parcel Number 943-250-019, Located at 33990 Rancho California Road Temecula, Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022

Appendix F: *Phase I Environmental Site Assessment of Agricultural Vineyard Property Assessor's Parcel Number 943-250-019*, prepared by Earth Strata Geotechnical Services, Inc., 1-6-2022

Appendix G1: *Mexin Winery Development, 33990 Rancho California Road, Hydrology Study*, prepared by Valued Engineering, Inc., 7-2022

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Appendix J: Site Photos, prepared by Matthew Fagan Consulting Services, Inc. 5-2022

Appendix K: Project Plans, 2023

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Commonly Used Abbreviations and Acronyms

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AC	Acre
ACOE	U.S. Army Corps of Engineers
ADP	Area Drainage Plans
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
AQ/GHG	Air Quality/Green House Gas
AQMP	Air Quality Management Plans
ARB	Air Resources Board
Basin	South Coast Air Basin
BMPs	Best Management Practices
BUOW	Burrowing Owl
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEEMod™	California Emissions Estimator Model™
Cal/EPA	California Environmental Protection Agency
CalFire	Riverside County Fire Department
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CUP	Conditional Use Permit
CZ	Change of Zone
dB	Decibel
dBA	A-Weighted Decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
dBA Leq	A-weighted decibel equivalent noise level
EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative

FEMA	Federal Emergency Management Act
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
GHG	Greenhouse Gas
GP	General Plan
GPA	General Plan Amendment
GPEIR	General Plan Environmental Impact Report
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HOV	High-Occupancy Vehicle
HRA	Health Risk Assessment
LOS	Level of Service
LST	Localized Significance Thresholds
MLD	Most Likely Descendent
MM	Mitigation Measure
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NO ₂	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NO _x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
O ₃	Ozone
Pb	Lead
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Afternoon
PM _{2.5}	Fine Particulate Matter
PM ₁₀	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PVC	Polyvinyl Chloride
PV	Photovoltaic

RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCIP	Riverside County Integrated Project
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SO ₂	Sulphur Dioxide
SO _x	Sulphur Oxides
SoCAB	South Coast Air Basin
Sq. Ft.	Square Feet
TAC	Toxic Air Contaminant
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
WCCP	Wine Country Community Plan
WQMP	Water Quality Management Plan

Environmental Assessment (CEQ / EA) Number: CEQ220018
Project Case Type (s) and Number(s): Plot Plan (PPT) 220010 "Mexin Teme / Chimney's Winery"
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Joseluis Aparicio, Project Planner
Telephone Number: 951-955-6035
Applicant's Name: MTAD; ATTN: Sandy Wang
Applicant's Address: 2666 Huntington Drive, Duarte, CA 91010

I. PROJECT INFORMATION

Project Description:

Overview

The proposed Project includes Plot Plan No. 220010 (PPT 220010) for construction of a Class V Winery on 20.04 gross acres in the "Temecula Valley Wine Country". The site is bounded by Calle Contento to the west, Rancho California Road to the south, agricultural lands to the north, and residential uses to the east; County of Riverside, State of California, and known as Assessor's Parcel Number 943-250-019. Reference **Figure 1, Regional Location Map** and **Figure 2, Vicinity Map**.

Plot Plan No. 220010

Plot Plan No. 220010 (PPT 220010) proposes a Class V Winery with 18,506 gross square feet of new building area to include an indoor tasting room, patio tasting room, offices, restaurant, 10 hotel guest rooms, and a special occasion area. According to Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside), a Class V Winery is a winery with an established on-site vineyard located on a minimum gross parcel size of twenty (20) acres that is allowed with appurtenant and incidental commercial uses (with an approved permit). Please see **Table 1, PPT 220010 Uses**. Reference **Figure 3, PPT 220010**.

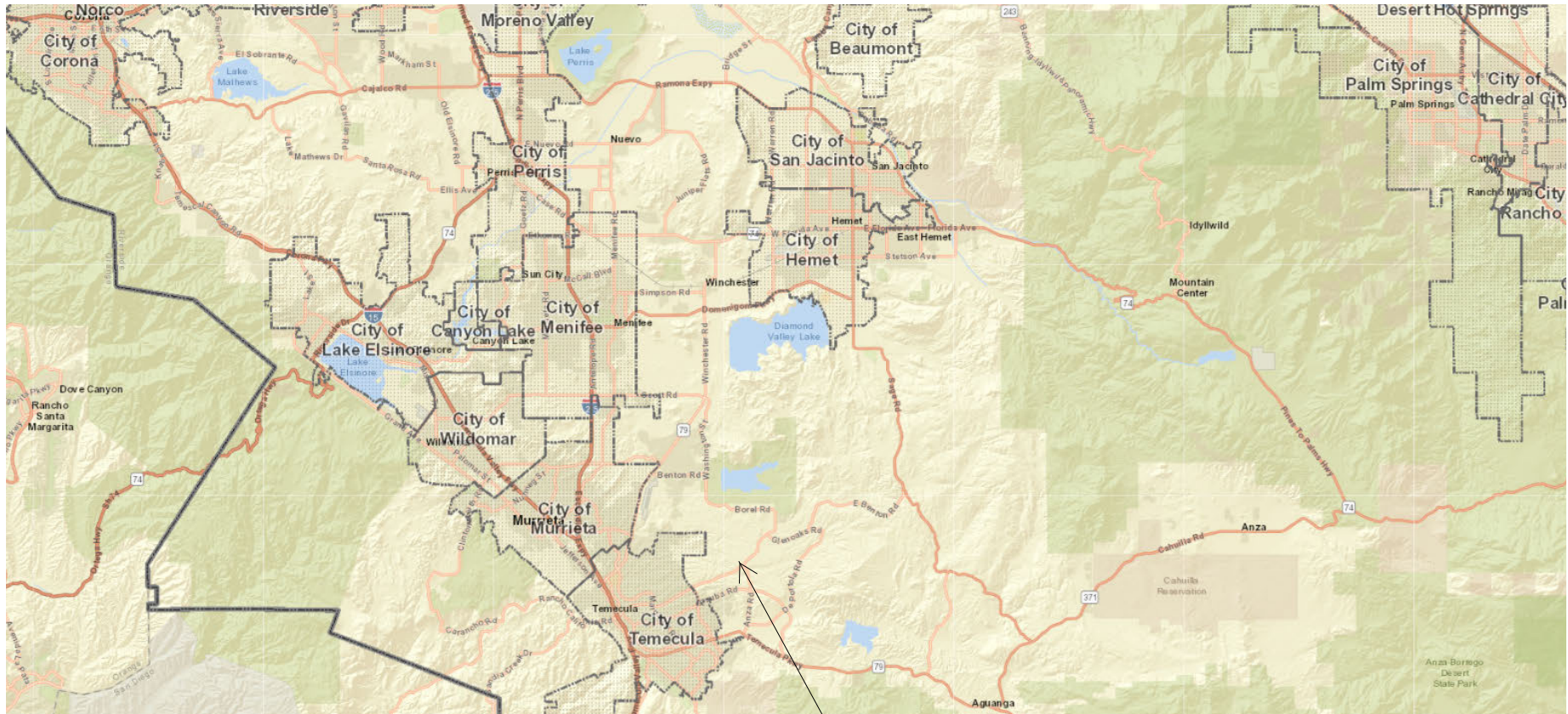
Parking requirements are provided in accordance with ORD. No. 348 Section 18.12 (A). A total of 103 spaces are required during normal demand hours (139 spaces provided) and a total of 138 spaces are required during peak demand hours (145 spaces provided). These spaces include 5 electrical vehicle spaces, 5 ADA spaces, 26 compact spaces, and 2 loading spaces. The Project will also provide 4 bicycle parking spaces.

In addition to the 139 spaces provided, there is a roughly 450-foot length of dirt road leading from the public street to the building that can accommodate an extra ~50 parking spaces for a super peak demand potential of 187 spaces.

Table 1
PPT 220010 Uses

Use	Area (Square Feet)
WINERY	
Production/Bottling/Labeling	2,760
Storage	1,620
Business (Office, Conference room, ADA Bathroom)	543
WINE TASTING / RESTAURANT / SPECIAL OCCASION	
Main Entrance / Lobby / Special Event Space	821
Restaurant	982
Wine Tasting	1,081
Business	1,195
Auxiliary Circulation, Hallways, Storage, Bathrooms	3,635
GUEST INN	
Guest Rooms	3,994
Business	622
Auxiliary Circulation, Hallways, Storage, Bathrooms	1,253
TOTAL	18,506

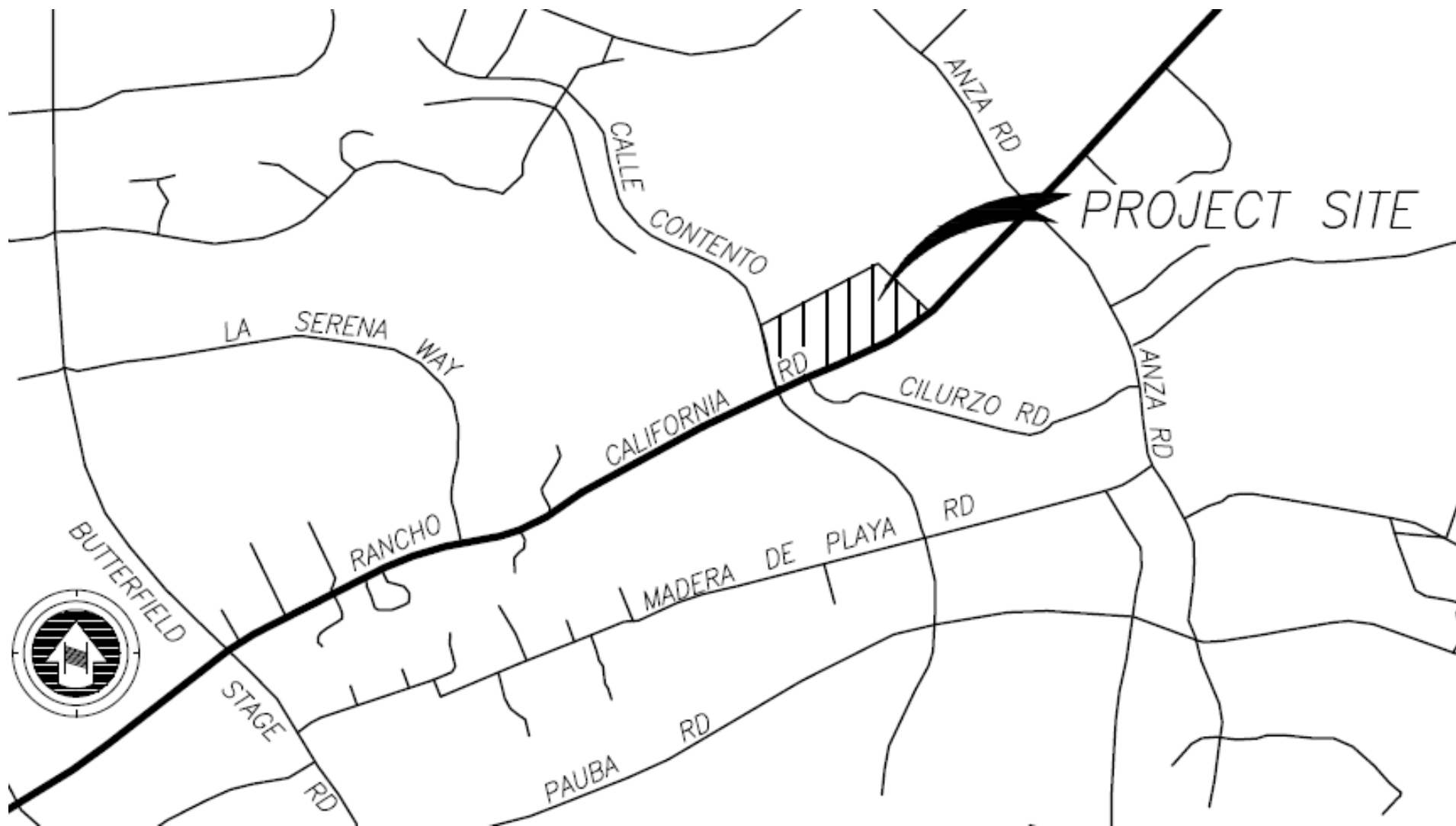
FIGURE 1
Regional Location Map



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

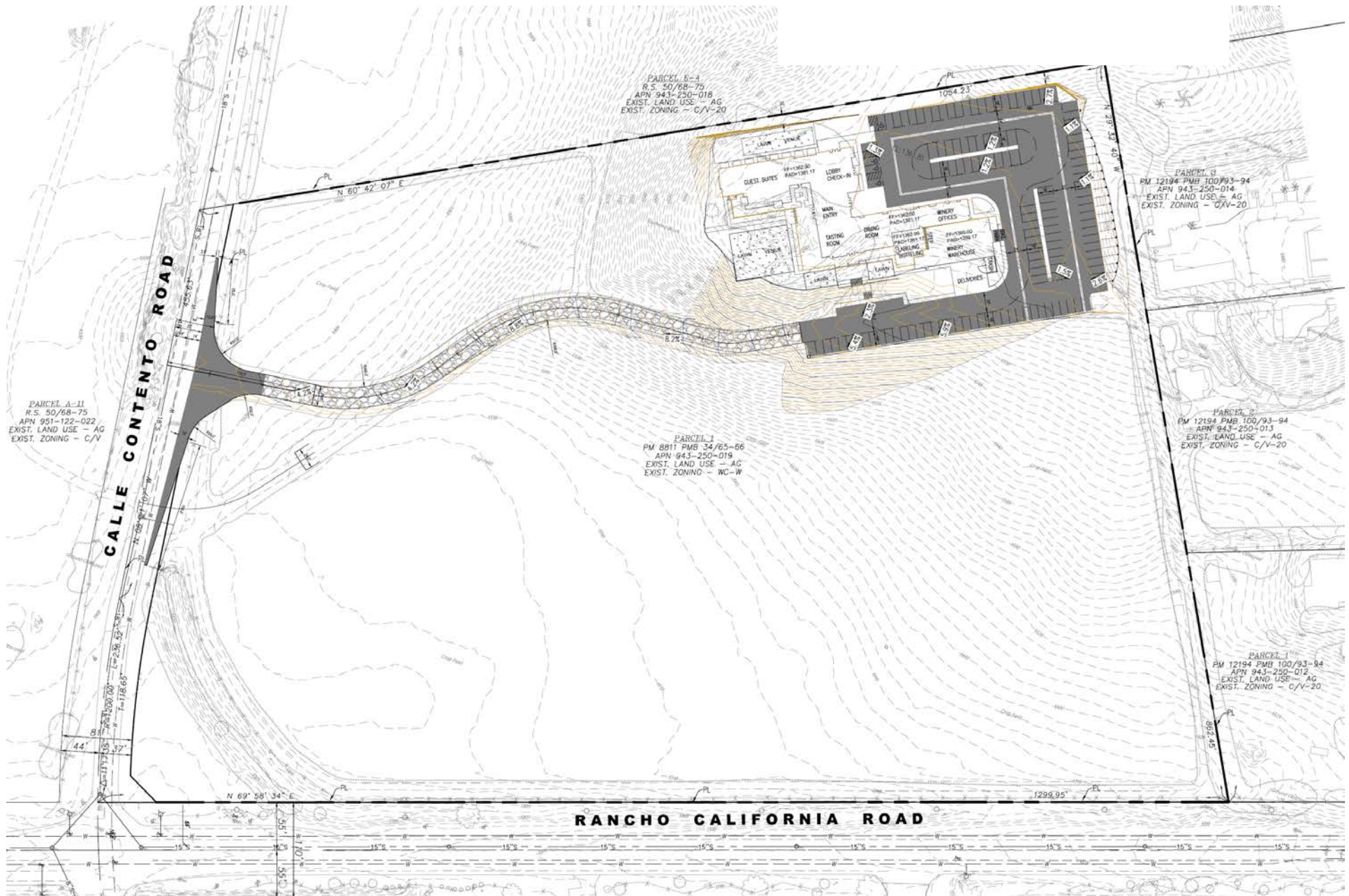
SITE

FIGURE 2
Vicinity Map



Source: Project Plans (**Appendix K**)

FIGURE 3
PPT 220010



Source: Project Plans (Appendix K)

Building Architecture and Materials

The proposed Winery architectural design is intended to blend harmoniously with the nature of the area. The design is western rustic style, with smooth textured walls and a metal roof. The design will also feature exposed wood eaves and rafter tails, in some locations.

Landscaping

Project landscaping includes drought tolerant plant species. Trees are of the evergreen and deciduous varieties. Landscaping is provided along the perimeter of the winery building as well as parking areas. Approximately 38,448 square feet of the Project is landscaped. Additionally, the Project will include vineyard planting on approximately 15 acres or 75% of the site.

Circulation

The proposed Project will take access off Calle Contento along the western boundary of the site. Rancho California Road is classified as a mountain arterial (110' right of way) in the County of Riverside Wine County Community Plan. Presently the roadway is improved as a two-lane roadway with a striped turning median lane. The Project has approximately 1,253 feet of frontage along Rancho California Road. However, the Project does not propose any direct access to Rancho California Road.

Pedestrian access will be provided per Americans with Disabilities Act (ADA) requirements.

Drainage / Hydrology / Water Quality

Existing Conditions

The site is relatively flat in the south and southwest portions of the site with slopes rising in the north / northeast of the site toward a relatively prominent hillside. Existing runoff generally sheet flows to the south and southwest through the existing vineyards. Typical vegetation can be classified as poor by the County of Riverside hydrology design standards (former vineyards and weedy or ruderal growth). In general, the Project site soils can be classified as relatively sandy and porous depending on the specific location on the Project site. The Project *Geo Report* indicates onsite soils are largely residual topsoil up to a depth of 3 feet which blankets the site and was generally dark brown, silty sand and very porous, dry, and in a loose to medium dense state. The southern portion of the site generally drains toward the southwest with average grades of 8-10% while the northern portion of the site drains toward the northwest with average grades of 1-6%. Existing runoff sheet flows to the northwest to an existing County drainage channel at the corner of the site.

Proposed Conditions

Development is proposed on 2.8 acres in the central portion of the site and includes buildings, parking lot, landscaping, curbs, and related improvements. There will be an underground storage vault or cistern in this area to harvest and reuse runoff and provide water quality treatment. Runoff will be collected by various inlets and flow into the cistern which is sized for a 2-year, 24-hour storm event to comply with County requirements. The cistern will be of sufficient size to filter stormwater runoff and provides sufficient volume to accommodate the increased runoff during a 2-year, 24-hour, 10-year 24-hour, and 100-year 1-hour storm event. The runoff will be stored in the underground pipe cistern and be pumped to irrigate the vineyard as available and needed.

Grading

The site will be mass graded with approximately 7,350 cubic yards (cy) of cut and 6,121 cy of fill, resulting in a net export of 1,229 cy. However, given the existing and proposed use of the site, it is anticipated that the remaining soil will be spread onsite to avoid being exported offsite.

Water/Sewer

The Project will connect to existing sewer lines through Eastern Municipal Water District and existing water lines through Rancho California Water District.

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 20.04	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 10 max.
Gross			
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 942-030-011

Street References: Northeast corner of Calle Contento and Rancho California Road

D. Section, Township & Range Description or reference/attach a Legal Description: Sections 27 & 38, Township 7 South, Range 2 West

E. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project site is located in the northeastern edges of Long Valley, northeast of the Temecula Valley, and east of the City of Temecula, located within western Riverside County. The surrounding areas are defined by the margins of the Santa Ana Mountains to the west and the San Jacinto Mountains to the east/northeast. The Temecula Valley to the southwest of the Project is encompassed by the Santa Margarita and Agua Tibia mountains. It is the convergence of these mountains that effectively separates western Riverside County from Orange County and the Pacific coast in general.

The habitat in the vicinity of the subject property is characterized by a broad, flat valley and a series of rolling hills distinguished by scattered rock outcroppings. The south/ southwestern half of the subject property is generally flat. The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows no drainage features in the site. The northern half of the property consists of gently rolling foothills that continue to rise in elevation off the property, away from the valley. Elevations within the Project range between approximately 1,365 to 1,307 feet above mean sea level (AMSL). The hills located on the Project contain vegetation consisting of grape vines, remnant sage scrub, and low weedy species (e.g., Russian thistle). Geologically, the Project site lies to the east of the main strands of the Elsinore fault zone in areas of Pliocene and Pleistocene sediments derived from erosion of the neighboring uplands.

The site is currently bordered by rural residences to the east, cultivated lands to the north, undeveloped lands to the west, and the Maurice Car'rie Winery to the south. Reference **Figure 4, Aerial Photo**.

FIGURE 4
Aerial Photo



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the Wine Country-Winery (WC-W) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District and Southwest Area Plan (SWAP). All other land use designations and other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The Project does contain an existing riparian area that will not be disturbed nor significantly impacted during either construction or operations. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is located within a subsidence susceptible area, has a moderate risk of liquefaction, is in a fault zone, and is in a high fire area. The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. The Project is not expected to result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. There will be no impacts from outdoor live events, as all such events are proposed to occur within the interior of the winery building. Also, noise from any agricultural operations is exempted from the provisions of the Riverside County Noise Ordinance on land designated for Agricultural in the General Plan, provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile. Amplified sounds that will occur on the Project site have been analyzed through a Noise Study submitted for the Project. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:**
The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

(a) **Environmental Justice:** The Project site is not within an Environmental Justice area of the County; these policies do not apply.

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

B. Foundation Component(s): Agriculture

C. Land Use Designation(s): Agriculture

D. Overlay(s), if any: Not in a Zoning Overlay; Temecula Valley Wine Country Policy Area - Winery District

E. Policy Area(s), if any: Not in a General Plan Policy Area

F. Adjacent and Surrounding:

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

2. Foundation Component(s): Agriculture

3. Land Use Designation(s): Agriculture

North: Agriculture

South: Agriculture

East: Agriculture

West: Agriculture

Reference **Figure 5, General Plan Land Use Designations.**

4. Overlay(s), if any: Not in a Zoning Overlay; Temecula Valley Wine Country Policy Area - Winery District

5. Policy Area(s), if any: Not in a General Plan Policy Area

H. Adopted Specific Plan Information

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

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

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

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

K. Adjacent and Surrounding Zoning:

North: Citrus / Vineyard – 20 acre minimum lot size (C/V-20)

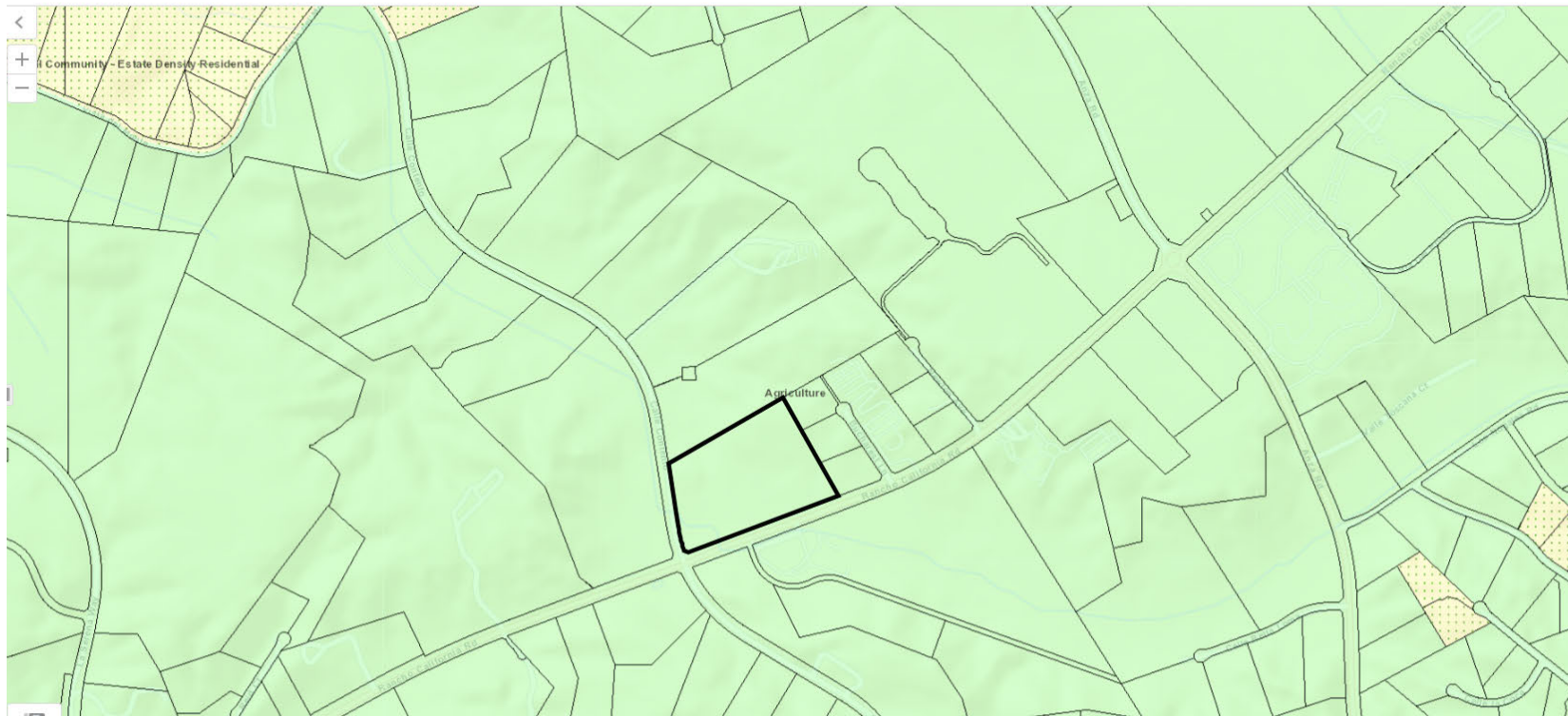
South: Wine Country – Winery (WC-W)

East: Citrus / Vineyard – 20 acre minimum lot size (C/V-20)

West: Citrus / Vineyard (C/V)

Reference **Figure 6, Zoning Classifications.**

FIGURE 5
General Plan Land Use Designations



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

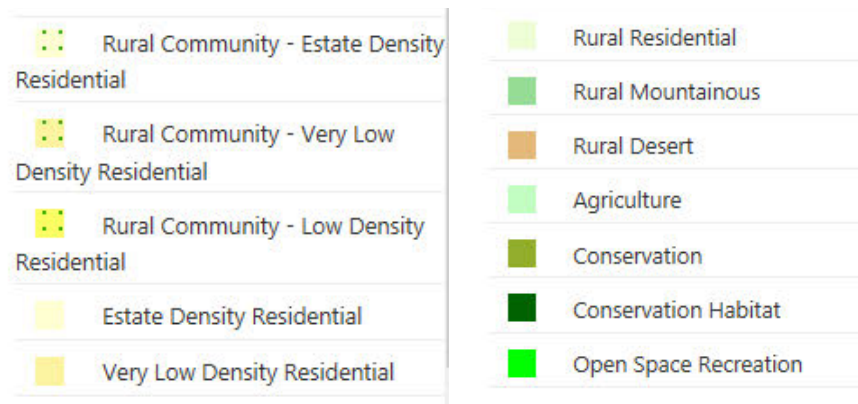
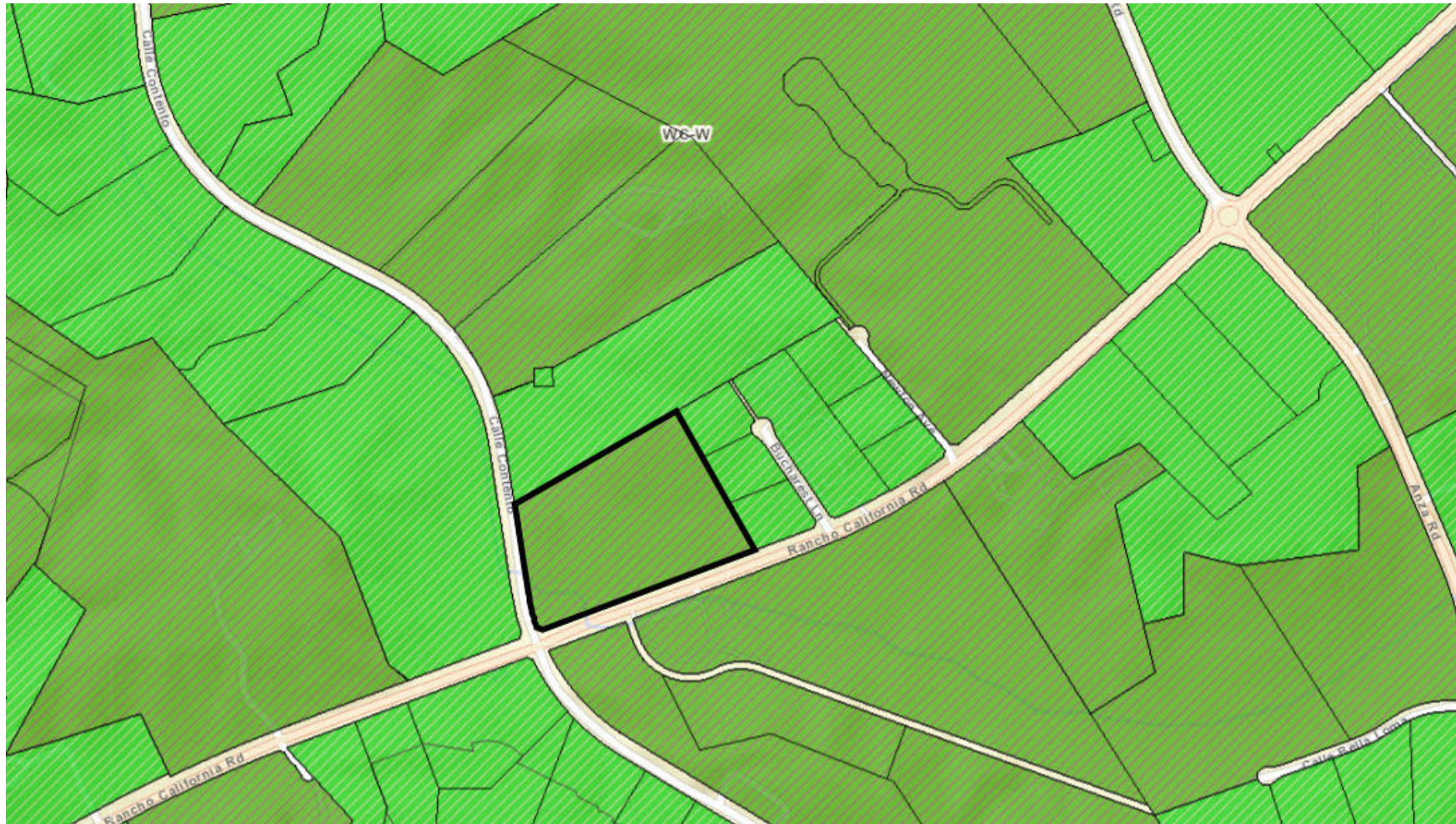


FIGURE 6
Zoning Classifications



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

C-V: Citrus/Vineyard
C-C/V: Commercial Citrus/Vineyard
WC-W: Wine Country - Winery

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED	
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/>	I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/>	I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/>	I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



1/14/2025

Signature

Date

Joseluis Aparicio
Project Planner

For: John E. Hildebrand
Planning Director

Printed Name

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Southwest Area Plan (SWAP) – SWAP Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County (Appendix A)*; Site Photos, prepared by Matthew Fagan Consulting Services, Inc. 5-2022 (**Appendix J**); *Phase I Cultural Resources Assessment of Plot Plan No. 220010*, prepared by Jean A. Keller, Ph.D., 4-2022 (*CRA, Appendix D*); and **Figure 5, General Plan Land Use Designations**, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

- a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

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

The Project site is located in the Southwest Area Plan (SWAP). According to the SWAP, three (3) highways have been designated for Scenic Highway status:

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

The Project site is located approximately 5.75 miles east of I-215, approximately 4.0 miles northeast of the I-15, and approximately 2.8 miles north of SR79 South, at their closest points. Because of the distance and terrain in between the highways and the Project site, the site would not be visible from the highways. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

- b) *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?*

Less Than Significant Impact

The Project site is located in an unincorporated area of Riverside County, in Temecula Wine Country. The site previously supported a vineyard, grading, dirt roads, and a building pad for a previous residence with ancillary buildings, however, the site is currently vacant with no structures although there are remnant grapevines and weedy landscaping plants present.

The *Phase I Cultural Resources Assessment (CRA)* prepared for the Project indicated a vineyard was previously established over approximately 75% of the property at least as early as 2002. The vineyard, plus periodic vegetation clearing for fire protection in those areas of the site not covered by the vineyard, have resulted in the loss of virtually all native vegetation. On top of the knoll are an introduced olive tree, palm tree, grasses and weeds, as well as native cholla beavertail cactus, and a single coast live oak, all of which were associated with a residence built prior to1996. Prior to agricultural development of the subject property, it supported plant species characteristic of the Coastal Sage Scrub Plant Community which is typical of in this region.

With the incorporation of an operational winery (with production and tasting) and ancillary uses, the site will be visually compatible with the many wineries and related uses and structures in the surrounding wine country area.

The proposed Project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The Project site does not contain some trees but no significant scenic resources such as rock outcroppings and unique or landmark features. Due to the location of the proposed

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project site low on a slope adjacent to Rancho California Road, the proposed Project will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view. This is reflected by the Site Photos, as the area was and is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. Long-term views to surrounding hills and mountains will not be obscured by the Project.

Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant.

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?*

Less Than Significant Impact

The Project site is located in a non-urbanized area (i.e., the Temecula Wine Country). As discussed in Section 1.b, the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. The Project will be consistent in terms of size, scale and massing of other wineries in the area. The Project, as designed, will be in compliance with the General Plan, Southwest Area Plan and the Wine Country Community Plan. Therefore, the Project will not conflict with applicable zoning and other regulations governing scenic quality. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

2. Mt. Palomar Observatory

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

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Source(s): Southwest Area Plan (SWAP), Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area; Map My County (Appendix A)*; and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

- a) *Would the Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?*

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone A of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 14.8 miles northwest from the Observatory.

The following policy is contained in the *SWAP*:

- **SWAP 13.1:** Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988, and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source, and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. New outdoor lighting sources associated with the proposed winery will include parking lot lights, wall mounted lights and illuminated signage. As previously indicated, the Project lighting will be required to be consistent with Ordinance No. 655 and the Mt. Palomar lighting guidelines. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Southwest Area Plan (*SWAP*), Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County (Appendix A)*; *Mexin Teme Winery, Noise Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., 9-15-2022 (*Noise Study, Appendix H*); Ordinance No. 655; and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and **Figure 4, Aerial Photo**, provided in Section I, Project Information, of this Initial Study.

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

- a) *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact

Currently, there are no light sources on the Project site. New lighting sources will be created from light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are generally limited to daylight hours in this portion of the County. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent or nearby wineries and related uses/structures. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of winery-related buildings as well as vehicular lighting from cars traveling on adjacent roadways (i.e., Rancho California Road and Calle Contento). Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include building and security lights, walkway lights, streetlights, wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare and has been discussed in detail in Section 2.a.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915, any impacts are expected to be less than significant from implementation of the Project.

- b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

The *Noise Study* identified several noise sensitive receptors surrounding the Project site, including existing residential homes located adjacent to the site to the east, and the existing Maurice Car'rie Vineyard located across Rancho California Road to the south, approximately 100 feet from the southwestern Project site property line. As discussed in Threshold 2.a., construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once occupied, conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any lighting impacts of the winery will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, there are no potential Project-specific impacts that could expose nearby residential properties to unacceptable light levels. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the Project:				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County (Appendix A); Ordinance No. 348 (Article XIVd – Wine Country Zones); A Phase I Cultural Resources Assessment of Plot Plan No. 220010, prepared by Jean A. Keller, Ph.D., 4-2022 (CRA, Appendix D); Riverside County General Plan Figure OS-2 "Agricultural Resources;" Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof); and Project Plans (Appendix K).*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

According to *Map My County* the proposed Project site is designated as Unique Farmland, Prime Farmland, and Other Lands. Most of the site is designated Other Lands but the driveway improvements will affect small areas designated Prime Farmland and Unique Farmland.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site is currently planted with grapevines on approximately 75% on the southern / southwestern portion of the site and is otherwise undeveloped with structures. The hill located on the northern portion of the Project site contains vegetation of rural residences uses: an olive tree, palm tree, grasses and weeds, chollas, beavertail, and one live oak.

With the incorporation of an operational winery (with production and tasting) and the ancillary use of a hotel accompany an operational winery; this will be a benefit and will add a long-term and continues site use of vineyard or farmland to the inventory of farmland in the area. The Project will include 75% vineyard. Implementation of the proposed Project will convert a small amount of land (3.79 acres) designated as Unique Farmland and Prime Farmland (i.e., Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. However, this small loss of Farmland will be offset by the long-term use of this property as a vineyard which is an active agricultural use. This would be similar to an active farm constructing a barn on land designated as Farmland. Such construction would technically cover over prime farmland but conversely would better support the long-term use of the site for agriculture. Based on this, the small loss or conversion of Farmland would be offset by the Project activities which will allow long-term agricultural use of the entire site. Therefore, impacts in this regard will be less than significant and no mitigation is required.

- b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

Less Than Significant Impact

Please reference the discussion in 4.a. The Project will include 75% vineyard planting which will benefit and help maintain the inventory of farmland in the area. The Project site is not covered by an existing Williamson Act contract so there will be no direct impacts in this regard. However, the property within 300 feet of the proposed commercial development (to the north and east of the site) is zoned commercial vineyard (C/V-20) and is within a designated County Agricultural Preserve (i.e., active Williamson Act contract is in place). Therefore, the County will require the Project developer to comply with Ordinance No. 625 and notify buyers/developers that adjacent properties have an inherent right to farm because of its zoning and location within a designated Agricultural Preserve. This will be a standard condition of approval which is considered regulatory compliance and not unique mitigation under CEQA. With this regulatory compliance, potential indirect Project impacts on the agricultural preserve on the adjacent property will be less than significant and no mitigation is required.

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

Less Than Significant Impact

The Project proposes commercial uses (tasting room, restaurant, inn) in support of maintaining the primarily agricultural use of the site as a winery with the production of wine. The commercial uses are secondary and incidental to the agricultural production occurring on the Project site, and actually helps support and enhance the use of the site for long-term

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agricultural purposes. The Project is consistent with the development standards of the Wine Country – Winery Zone, which has been established to preserve the distinctive character of the area and to protect against the location of uses that are incompatible with agricultural uses. The Project will include 75% vineyard planting. However, the property within 300 feet of the proposed commercial development, to the north and east of the site, is zoned commercial vineyard (C/V-20). Therefore, the County will require the Project developer to comply with Ordinance No. 625 and notify buyers/developers that adjacent properties have an inherent right to farm. This will be made a standard condition of approval which is considered regulatory compliance and not unique mitigation under CEQA. With this regulatory compliance, potential Project impacts on the adjacent property's "right to farm" will be less than significant and no mitigation is required.

- d) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

Less Than Significant Impact

Implementation of the proposed Project will involve changes in the existing environment which, due to their location or nature, would result in a minor (3.79 acres) conversion of Farmland to non-agricultural use. However, the Project will create a new winery and dedicate 75% of the site for a vineyard that will support a new winery. The Project will commit the site to long-term agricultural use so it helps support long-term agricultural uses onsite as well as within the surrounding areal. Therefore, impacts will be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (Appendix A); Figure 4, Aerial Photo*, provided in Section I, Project Information, of this Initial Study; and Google Maps.

Findings of Fact:

- a) *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

No Impact

Public Resources Code Section 12220(g) identifies forest land as:

“Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). The nearest forest land to the Project site is the Cleveland National Forest, located approximately 5.5 miles south of the site and the closest area designated for timber management is the South Fork San Jacinto Wilderness approximately 12.5 miles east of the site. No impacts will occur.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As discussed in Section 5.a, there is no forest land on the Project site or surrounding properties. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. No impacts will occur.

c) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?*

No Impact

There are no other changes in the existing environment, which, due to their location or nature, could result in conversion of *forest land to non-forest use* (other than those discussed in Sections 5.a and 5.b). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the Project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Mexin Teme Winery, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., 9-15-2022 (AQ/GHG Study, **Appendix B**); *Mexin Teme Winery, Traffic Impact Analysis, County of Riverside, California*, prepared by RK Engineering Group, Inc., 5-27-2022 (**Appendix I1**); and *Mexin Teme Winery, Vehicle Miles Traveled (VMT) Screening Analysis, County of Riverside, California*, prepared by RK Engineering Group, Inc., 5-27-2022 (VMT Analysis, **Appendix I2**).

Note: Any tables or figures in this section are from the *AQ/GHG Study*, unless otherwise noted.

Findings of Fact:

- a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact

CEQA requires a discussion of any inconsistencies between a proposed Project and applicable General Plans and Regional Plans. The regional plan that applies to the proposed Project includes the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies in the proposed Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New ... and significant Projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the AQMP is usually not required. A project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- a) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- b) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Criterion 1 - Increase in the Frequency or Severity of Violations

The results of the analysis of short-term construction emission levels and long-term operational emission levels show that the Project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard. The proposed Project is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

Consistency with the AQMP is determined by comparing the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analysis conducted for the proposed Project is based on the same forecasts as the AQMP.

The 2020-2045 Regional Transportation/Sustainable Communities Strategy, prepared by the Southern California Association of Governments (SCAG) in 2021, includes chapters on the following issues: challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA.

The Project is consistent with the land use requirements in the Riverside County Zoning Ordinance for the WC-W (Wine Country-Winery) zone. The Project land uses are also consistent with the Temecula Wine Country Community Plan and the Southwest Area Plan. As a result, the Project is not expected to significantly increase emissions compared to what is currently allowed and projected in the AQMP for this region. Therefore, the Project is found to be consistent with the AQMP for the second criterion.

Based on the analysis above, the Project will not conflict with, or obstruct implementation of the applicable air quality plan. Any impacts will be less than significant.

- b) *Would the Project 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?*

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB). State and federal air quality standards are often exceeded in many parts of the SCAB.

Table 6-1, South Coast Air Basin Attainment Status, lists the attainment status for the criteria pollutants in the South Coast Air Basin (SCAB).

**Table 6-1
South Coast Air Basin Attainment Status¹**

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme) ²
Carbon monoxide	Attainment	Attainment (Maintenance)
Nitrogen dioxide	Attainment	Attainment (Maintenance)
PM ₁₀	Nonattainment	Attainment (Maintenance)
PM _{2.5}	Nonattainment	Nonattainment
Lead	Attainment	Nonattainment (Partial) ³

¹ Taken from California Air Resources Board <http://www.arb.ca.gov/design/adm/adm.htm>

² 8-Hour Ozone

³ Partial Nonattainment designation – Los Angeles County portion of Basin only

A discussion of the Project's potential short-term construction impacts, and long-term operational impacts is provided below.

Construction Emissions

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project's short-term construction emissions for the criteria pollutants.

Methodology

The Project is proposed to be built-out over several phases, however, for purposes of this analysis, and to provide a worst-case estimate of impacts, the entire Project development has been analyzed in one complete phase. Construction of the Project is estimated to begin in the year 2022 and last approximately 11 months. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coatings. The project is expected to require an export of approximately 4,435 cubic yards of earthwork material during grading phase. The project is expected to be operational in the year 2023.

The construction schedule, as analyzed in the *AQ/GHG Study*, represents a "worst-case" analysis scenario, should construction occur any time after the respective dates, since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coating.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. **Table 6-2, Construction Equipment**

Assumptions Phase, summarizes the various construction activities, construction equipment assumptions, and anticipated daily onsite disturbance.

**Table 6-2
Construction Equipment Assumptions Phase**

Phase ¹	Equipment ¹	Amount ¹	Hours Per Day	Soil Disturbance Rate (Acres/8hr- Day) ¹	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Graders	1	8	0.5	0.5	1.0
	Tractors/Loaders/Backhoes	1	8	0.5	0.5	
Grading	Graders	1	6	0.5	0.5	1.3
	Rubber Tired Dozers	1	6	0.5	0.38	
	Tractors/Loaders/Backhoes	2	7	0.5	0.44	
Building Construction	Cranes	1	4	0.0	0.0	1.0
	Forklifts	2	6	0.0	0.0	
	Tractors/Loaders/Backhoes	2	8	0.5	1.0	
Paving	Cement and Mortar Mixers	4	6	0.0	0.0	0.0
	Pavers	1	7	0.0	0.0	
	Paving Equipment	1	7	0.0	0.0	
	Rollers	1	7	0.0	0.0	
Architectural Coating	Air Compressors	1	6	0.0	0.0	0.0

¹ CalEEMod Defaults

The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during and grading. CalEEMod estimates the worst-case fugitive dust impacts will occur during the grading phase. The maximum daily disturbance footprint would be approximately 4.0 acres per 8-hour day with all equipment in use.

The following Air Quality Regulations (AQR) for construction are standard requirements called for by SCAQMD (Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site) and the State of California Green Building Code, have been included in the analysis of Project air pollutant emissions in this section.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with Air Quality Regulations

AQR-AQ-1	<p>The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:</p> <ul style="list-style-type: none"> a) All active construction areas shall be watered two (2) times daily. b) Speed on unpaved roads shall be reduced to less than 15 mph. c) Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes. d) Any onsite stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. e) All operations on any unpaved surface shall be suspended if winds exceed 15 mph. f) Access points shall be washed or swept daily. g) Construction sites shall be sandbagged for erosion control. h) Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). i) Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. j) Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits. k) Replace the ground cover of disturbed areas as quickly possible. l) A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction. m) Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits. n) Replace the ground cover of disturbed areas as quickly possible. o) A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction. 			
AQR-AQ-2	<p>Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the County of Riverside.</p>			
AQR-AQ-3	<p>Construction equipment shall be maintained in proper tune.</p>			
AQR-AQ-4	<p>All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.</p>			
AQR-AQ-5	<p>Minimize the simultaneous operation of multiple construction equipment units.</p>			
AQR-AQ-6	<p>The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.</p>			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- AQR-AQ-7** Utilize low emission “clean diesel” equipment with new or modified engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet the California Air Resources Board (CARB) best available control technology.
- AQR-AQ-8** Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- AQR-AQ-9** Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).
- AQR-AQ-10** Use haul trucks with on-road engines instead of off-road engines for onsite hauling.
- AQR-AQ-11** Utilize zero volatile organic compounds (VOC) and low VOC paints and solvents, wherever possible.

Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the CEQA Guidelines. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan and the federal and state air quality standards.

Table 6-3, SCAQMD Regional Significance Thresholds, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this section. Lead is not included as part of this analysis as the Project is not expected to emit lead in any significant measurable quantity.

Table 6-3
SCAQMD Regional Significance Thresholds

Pollutant	Construction (lbs./day)	Operation (lbs./day)
NO_x	100	55
VOC	75	55
PM₁₀	150	150
PM_{2.5}	55	55
SO_x	150	150
CO	550	550

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional Air Quality Impacts from Construction

Regional air quality emissions include both onsite and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. The Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described below. Compliance with the dust control is considered a standard requirement and included as part of the Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-11**), not mitigation, as this is a regulatory requirement.

Table 6-4, *Regional Construction Emissions* shows that the Project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to 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).

**Table 6-4
Regional Construction Emissions**

Maximum Daily Emissions (lbs./day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	0.25	0.94	9.09	0.02	2.55	1.21
Grading	0.74	19.78	15.37	0.10	5.58	2.25
Building Construction	0.45	4.35	14.80	0.03	0.56	0.18
Paving	0.52	0.73	10.47	0.02	0.22	0.07
Architectural Coating	19.58	0.15	2.12	0.00	0.09	0.03
Maximum ¹	19.58	19.78	15.37	0.10	5.58	2.25
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

¹Maximum daily emissions during summer or winter; includes both onsite and off-site Project emissions

As shown in **Table 6-4**, regional construction daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance for all criteria pollutants. Therefore, Project impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operational Emissions

Operational Assumptions

Operational emissions occur over the life of the Project and are considered “long-term” sources of emissions. Operational emissions include both direct and indirect sources (mobile source emissions, energy source emissions, areas source emissions and other source emissions). Mobile source emissions are estimated based on 1,602,545 annual vehicle miles traveled (VMT) estimated by the Project *VMT Analysis*.

Compliance with Air Quality Regulations

The following Air Quality Regulations for operations (**AQR-AQ-12** through **AQR-AQ-15**) have been included in the analysis below:

- AQR-AQ-12** Comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards.
- AQR-AQ-13** Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- AQR-AQ-14** Use electric landscaping equipment, such as lawn mowers and leaf blowers.
- AQR-AQ-15** Comply with the mandatory requirements of CalRecycle’s commercial recycling program and implement zero waste strategies.

Regional Operational Emissions

Long-term operational air pollutant impacts from the Project are shown in **Table 6-5, *Regional Operational Emissions***.

**Table 6-5
Regional Operational Emissions**

Maximum Daily Emissions (lbs./day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile Sources	4.97	4.11	35.39	0.07	6.86	1.86
Energy Sources	0.09	0.79	0.66	0.00	0.06	0.06
Area Sources	0.46	0.00	0.01	0.00	0.00	0.00
Total¹	5.52	4.89	36.05	0.07	6.92	1.92
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

¹ Maximum daily emissions during summer or winter

The maximum daily emissions analyzed in **Table 6-5**, include both onsite and off-site Project emissions.

The Project's daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation.

With incorporation of Air Quality Regulations for construction and operations (**AQR-AQ-1** through **AQR-AQ-15**), implementation of the Project will not 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. Any impacts will be less than significant.

c) Would the Project expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?

Less Than Significant Impact

Localized Construction Analysis Modeling Parameters

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Study* identifies the following parameters in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

- The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.
- Any emission control devices added onto off-road equipment.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

Air quality emissions were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 6-6, SCAQMD Localized Significance Thresholds (LST)**, lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 26 – Temecula Valley.

The nearest existing sensitive receptors are located along the property line to the east of the Project site, less than 25 meters from potential areas of onsite construction and operational activity. Although receptors are located closer than 25 meters to the site, SCAQMD LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

The daily disturbance area is calculated to be 1.3 acres, however LST thresholds are only based on 1, 2 and 5-acre sites. In order to be conservative, the threshold for 1-acre site based on the established LST thresholds.

Table 6-6
SCAQMD Localized Significance Thresholds¹ (LST)

Pollutant	Construction (lbs./day)	Operational (lbs./day)
NO_x	162.0	162.0
CO	750.0	750.0
PM₁₀	4.0	1.0
PM_{2.5}	3.0	1.0

¹ Based on the SCAQMD Mass Rate Localized Significance Thresholds for 1-acre site in SRA-26 at 25 meters

Table 6-7, Localized Construction Emissions - Unmitigated, illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds.

Table 6-7
Localized Construction Emissions - *Unmitigated*

Maximum Daily Emissions (lbs./day) ¹				
Activity	NO _x	CO	PM ₁₀	PM _{2.5}
Onsite Emissions	3.71	13.12	2.80	1.35
SCAQMD Construction Threshold ²	162.0	750.0	4.0	3.0
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emissions during summer or winter; includes onsite Project emissions only

² Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation, SRA-26, Temecula Valley, 1-acre site, receptor distance 25 meters

As shown in **Table 6-7**, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Construction LST impacts will be less than significant with the incorporation of Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-11**) as standard conditions of approval.

Diesel Particulate Matter – Construction

The greatest potential for toxic air contaminant emissions from the Project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

As shown in **Table 6-4, Regional Construction Emissions**, and in **Table 6-7, Localized Construction Emissions - *Unmitigated***, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

In September 2000, the CARB adopted the Diesel Risk Reduction Plan, which recommends control measures to reduce the risks associated with DPM. The key elements of the Plan are to clean up existing engines through engine retrofit emission control devices, adopt stringent standards for new diesel engines, lower the sulfur content of diesel fuel, and implement advanced technology emission control devices on diesel engines.

To ensure the level of DPM exposure is reduced to the maximum extent feasible, the Project shall implement the best available pollution control strategies to minimize potential health risks. These are reflected in SCAQMD requirements, as stated prior in the Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-11**). With implementation of the air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulations as standard conditions of approval, impacts from DPM are considered less than significant.

Asbestos - Construction

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems.

Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within in the vicinity of the Project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. However, in the event NOA is found on the site, the Project will be required to comply with the National Emission Standards for Hazardous Air Pollutants (NESHAP) standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant.

If asbestos is discovered onsite during Project construction, the Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal, and a person certified in asbestos removal procedures will be required to supervise onsite activities. By following the required asbestos abatement protocols, Project impacts will be less than significant.

Construction Traffic

Construction traffic is evaluated with regards to air quality and greenhouse gas related emissions. Construction traffic is expected to be heaviest during the grading phase of the Project. As shown in **Table 6-4**, with compliance with Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-11**), emission levels associated with onsite and off-site construction traffic will be below the applicable thresholds set forth by the State of California and the SCAQMD.

Localized Operational Emissions

Project-related air emissions from onsite sources such as architectural coatings, landscaping equipment, onsite usage of natural gas appliances as well as the operation of vehicles onsite may have the potential to exceed the state and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest existing sensitive receptors are located along the property line to the east of the Project site, less than 25 meters from potential areas of onsite construction and operational activity. Although receptors are located closer than 25 meters to the site, SCAQMD LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 6-8, *Localized Operational Emissions*, shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

**Table 6-8
Localized Operational Emissions**

Maximum Daily Emissions (lbs./day) ¹				
LST Pollutants	NOx	CO	PM ₁₀	PM _{2.5}
Onsite Emissions (mobile source) ²	0.99	2.44	0.4	0.2
SCAQMD Operation Threshold ³	162.0	750.0	1.0	1.0
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emissions during summer or winter

² Mobile source emissions include onsite vehicle emissions only (such as vehicle idling and circulating in the parking lot). It is estimated that approximately 5% of mobile emissions will occur on the Project site.

³ Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 26, Temecula valley disturbance area of 1-acre and receptor distance of 25 meters

As shown in **Table 6-8**, emissions will be below the SCAQMD thresholds of significance for localized operational emissions. The Project will result in less than significant localized operational emissions impacts.

Toxic Air Contaminants – Operations

A toxic air contaminant (TAC) is defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. Typically, the primary source of TAC emissions for commercial land uses would be from onsite operations of diesel trucks. Diesel trucks emit diesel particulate matter (DPM) which is a known source of TACs.

The Project may attract some light-heavy trucks for shipping and delivery purposes; however, the Project is not considered a truck intensive use that would generate a significant amount of DPM. Based on the Project's trip generation, the Project is expected to generate a maximum of 79 peak hour trips with less than 20 heavy truck trips per day.

The Project would consist of a wine tasting room and hotel land uses with a small light industrial production component. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations, such as a large high-cube warehouse or other industrial type uses that would require an air permit to operate. Based on the Project's trip generation, it is not expected that the Project would result in significant incremental increases in potential cancer risks to surrounding sensitive receptors.

It should be noted however that a detailed health risk assessment has not been performed for this Project. In order to determine if the Project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the Project is anticipated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the Project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide health risk assessment (HRA). The Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-11**) will reduce potential exposure of sensitive receptors to substantial pollutant concentrations. Any impacts from TACs during operations will be less than significant.

Local CO Emission Impacts from Project-Generated Vehicular Trips

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced. In fact, the SCAQMD AQMP found that peak CO concentrations were primarily the result of unusual meteorological and topographical conditions, not traffic congestion. Additionally, the 2003 SCAQMD AQMP found that, at four of the busiest intersections in SCAB, there were no CO hot spots concentrations.

Furthermore, the Traffic and VMT Analyses found that all Project traffic-related impacts will be less than significant, and no mitigation is required. Therefore, it is reasonable to conclude that the Project would not significantly increase traffic congestion in the vicinity of the site that would lead to the formation of CO hot spots. The Project impact relative to CO hot spots will be less than significant.

Therefore, implementation of the Project will not expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations. Any impacts will be less than significant.

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact

According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills.

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Rule 402 shall be implemented as a standard condition and is not considered unique mitigation under CEQA. Any construction odors will be less than significant.

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The Project does not contain land uses that would typically be associated with significant odor emissions.

The Project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402 which requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. Any operational impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

BIOLOGICAL RESOURCES Would the Project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Multiple Species Habitat Conservation Plan Consistency Analysis for an Approximate 20.0 Acre Lot Located at the Northeast Corner of Rancho California Road and Calle Contento*, prepared by TERACOR Resource Management, Inc., 10-15-2022 (*MSHCP Report, Appendix C1*); *Step I Habitat Assessment, Step II Part A Focused Burrowing Owl (BUOW) Survey and Step II Part B Focused Burrowing Owl Survey for an Approximate 20.0 Acre Lot Located at the Northeast Corner of Rancho California Road and Calle Contento*, prepared by TERACOR Resource Management, Inc., 10-15-2022 (*BUOW Survey, Appendix C2*); Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

Findings of Fact:

- a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?*

Less Than Significant with Mitigation Incorporated

MSHCP Reserve Assembly Requirements

The Project site is located within the County's Southwest Area Plan (SWAP) but is not located within a designated Cell, Cell Group or Sub Unit of the Multiple Species Habitat Conservation Plan (MSHCP) for Western Riverside. Therefore, conservation has not been described for the Project site. An *MSHCP Report* was prepared for this Project which indicated the site supports 16.51 acres of vineyard and other disturbed land and 3.52 acres of mainly non-native grasslands. The Project site is located approximately 1.5 miles south of the south edge of Subunit 4- Cactus Valley/SWRC-MSR/Johnson Ranch of the MSHCP. The site is roughly 3 miles west of the edge of Subunit 3 - Vail Lake and three miles north of Subunit 2 - Temecula and Pechanga Creeks. Therefore, the Project site has no direct relationship to the assembly of MSHCP Subunits 2 through 4.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition, there are no Public or Quasi-Public lands adjacent to or near the Project site. However, the site is within the Santa Gertrudis Creek watershed so provisions to protect downstream resources are required during the construction phase of the Project. The MSHCP requires that the Project not degrade water quality or allow contaminants or invasive materials to be discharged from the site. With implementation of standard best management practices to protect regional and local water quality, no impacts to Public Quasi-Public Lands would be expected to occur.

MSHCP Section 6.1.1 (Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS))

As stated above, the Project site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. Therefore, review of a HANS Application by the County Planning Department staff from the Environmental Programs Division will not be required pursuant to the MSHCP and the Riverside County General Plan. Therefore, the Project is consistent with Section 6.1.1 of the MSHCP.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

Section 6.1.2 of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. Protection of these resources is important for conservation of the amphibian, bird, fish, invertebrate, and plant species which occur primarily or exclusively within these habitats. These species include amphibians (for example arroyo toad); birds (such as least Bell's vireo), fish (e.g., Santa Ana sucker); invertebrates/crustaceans (e.g., Riverside fairy shrimp) and plants (including species such as California Orcutt grass, Orcutt's brodiaea, and spreading navarretia). Section 6.1.2 states:

"The purpose ...is to ensure that the biological functions and values of these areas... are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained."

The *MSHCP Report* concluded that none of the 11 animal species listed above were detected or believed to be present on the Project site due to site conditions. In addition, none of the 23 plant species listed above were detected or expected to occur on the site.

The *MSHCP Report* applied the eight criteria described in MSHCP Section 6.1.2 to a small ephemeral¹ County flood control channel in the southern portion of the site. The report concluded that no riparian area or Vernal pool features are present on-site, but the 0.51-acre stormwater channel meets one or more of the criteria as a Riverine resource. However, the *Project Plans* indicate this portion of the site, and this flood control channel will be totally avoided so there will be no impacts to this riverine feature.

In addition, the *MSHCP Report* found there are no natural vernal pools or areas of localized ponding on the site due to its pervious sandy loam soils and undulating topography.

¹ Does not flow year-round but only immediately after significant storms

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the site (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.). The site does not have a direct relationship to existing wetland regulations.

The *MSHCP Report* found no conditions onsite would support listed animal species such as fairy shrimp, riparian birds (Least Bell’s vireo, southwestern willow flycatcher, and yellow-billed cuckoo), or other species such as the Delhi sands flower-loving fly listed in MSHCP Section 6.1.2. The site also does not contain habitat or support for the 9 species of animals or the 19 species of plants that are “covered species that are not adequately conserved per MSHCP Table 9-3 and as listed in Table 5 of the *MSHCP Report*.

Therefore, the *MSHCP Report* concluded the Project will not impact any riparian/riverine areas or resources and is therefore consistent with MSHCP Section 6.1.2 which applies to the protection of species associated with riparian/riverine areas and vernal pools.

MSHCP Sections 6.1.3 (Protection of Narrow Endemic Plant Species)

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area. In addition, no narrow endemics were identified during the onsite spring surveys, and the California Natural Diversity Database (CNDDB) maintained by the California Department of Fish and Wildlife (CDFW) had no record of these plant species occurring in the surrounding area. Therefore, no impacts to narrow endemic plant species would be expected as a result of Project implementation. The Project is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, it does not appear that fuels management will be required for future land uses on the Project site. Grading will however result in the removal of several vegetation associations located in the northeast portion of the site including annual brome grassland, California buckwheat, and land that has already been disturbed. These associations are not protected under the MSHCP and removal of this herbaceous vegetation will help reduce the risk to human safety or property during a wildfire.

The Project will be required to comply with County regulations regarding the potential of adverse effects from drainage, toxics, etc. by implementation of a Storm Water Pollution Prevention Plan (SWPPP) during construction and a Water Quality Management Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(WQMP) for after the completion of construction (see “Regulatory Compliance” at the end of this section). These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The Project is consistent with MSHCP Section 6.1.4.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

Based on Figures 6-2 (Criteria Area Species Survey Areas), 6-3 (Amphibian Species Survey Areas) and 6-5 (Mammal Species Survey Areas) of the MSHCP, the Project site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species. Also, the site is not located in a Special Linkage Area.

The Project site is however located within the Burrowing Owl (BUOW) Survey Area, as shown in Figure 6-4 of the MSHCP. Based on the BUOW Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, an independent assessment was conducted in 2021 to determine the presence or absence of BUOW habitat and the species on the Project site, and within a 150-meter buffer zone around the Project boundary (*BUOW Survey*).

The *BUOW Survey* determined that no BUOW was detected within the survey area and no impacts were expected from Project development. However, to ensure direct mortality of burrowing owls is avoided, the *MSHCP Report* recommended a pre-construction survey for burrowing owl as required by the MSHCP prior to any Project-related ground disturbance activities. Additionally, a pre-construction survey for nesting birds is also required to ensure that, if grading or construction occur during the breeding season, impacts to any nesting birds will be avoided and/or minimized to the extent feasible. **Mitigation Measure MM-BIO-1** is recommended to address potential impacts to nesting birds and **Mitigation Measure MM-BIO-2** is recommended to address potential impacts to burrowing owl. These measures are equivalent to standard County Conditions of Approval 060 for MBTA Nesting Bird Survey and Burrowing Owl Preconstruction Survey. With implementation of Mitigation Measures MM-BIO-1 and MM-BIO-2, potential impacts to nesting birds and burrowing owl will be reduced to less than significant levels the proposed Project is consistent with MSHCP Section 6.3.2.

MSHCP Section 6

Section 6 of the MSHCP requires:

“Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP.”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. This is not considered unique mitigation under CEQA.

The proposed Project is also located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan, specifically payment of fees. Payment of this fee is a standard condition and is not considered unique mitigation under CEQA (see "Regulatory Compliance" at the end of this section).

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Adherence to the two mitigation measures outlined in Section 7.a (**MM-BIO-1** for nesting bird survey and **MM-BIO-2** for burrowing owl survey) will ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and the proposed Project is consistent with MSHCP Section 6.

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

Less Than Significant with Mitigation Incorporated

Implementation of the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as discussed in Threshold 7.a. and Thresholds 7.c., 7.d, and 7.e. With regulatory compliance and incorporation of the two mitigation measures outlined in Section 7.a (**MM-BIO-1** for nesting bird survey and **MM-BIO-2** for burrowing owl survey), impacts will be reduced to a less than significant level. The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810. These are standard fees and are not considered unique mitigation under CEQA (see "Regulatory Compliance" at the end of this section). Any impacts will less than significant with implementation of the recommended mitigation measures.

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

Less Than Significant with Mitigation Incorporated

Discussion is referenced in Threshold 7.a., and Thresholds 7.d, 7.e., and 7.f. Based on this data, the Project will not have a substantial adverse effect, either directly or through habitat

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service. Mitigation related to burrowing owl and nesting avian species are addressed by the two mitigation measures outlined in Section 7.a (**MM-BIO-1** for nesting bird survey and **MM-BIO-2** for burrowing owl survey) as well as regulatory compliance by payment of applicable MSHCP fees, would ensure all impacts remain at less than significant levels.

d) *Would the Project 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?*

Less Than Significant with Mitigation Incorporated

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

Lands in the immediate vicinity of the Project contain trees, shrubs, and grasslands that may provide potential suitable nesting habitat for migratory bird species. No native wildlife nursery sites are present on or adjacent to the subject property, and the site is not identified as being part of a migratory wildlife corridor for any fish or wildlife species.

Impacts to nesting bird species must be avoided at all times. The period from approximately February 15 to August 31 is the expected breeding season for bird species occurring in the Project area. Two mitigation measures are outlined in Section 7.a (**MM-BIO-1** for nesting bird survey and **MM-BIO-2** for burrowing owl survey). If Project activity or vegetation removal is initiated during the breeding season, a qualified biologist must check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds will be implemented based on input from CDFW, if necessary. With regulatory compliance and implementation of the recommended mitigation measures, potential impacts to burrowing owl and nesting birds will be less than significant.

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

No Impact

As discussed in Threshold 7.a, the Project will not impact any potential riparian/riverine or vernal pool areas. The existing hydrologic flow regime of the site will remain unaltered.

No Project-related impacts are proposed to the County drainage facility in the southern portion of the site. This area will remain in its current state.

Therefore, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No impact will occur.

f) *Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact

The *MSHCP Report* indicated that no habitat meeting the criteria of a wetlands or vernal pool was detected on the Project site. There is a small ephemeral drainage channel maintained by the County in the southern portion of the site. As outlined in Threshold 7.a, this area encompasses 0.51-acre of riverine resource, but it will remain undisturbed by development of the Project. Therefore, there will be no impact related to this drainage channel.

Regarding vernal pools, onsite soils were sandy and porous indicating that ponding likely does not occur. No evidence of depression areas or long-lasting ponds (i.e., cracked mud, crusty soil, etc.) was detected during the site surveys. Saline-alkali or clay soils, a common component of vernal pools, were also absent. Plants typically associated with vernal pools, or remnants thereof, such as alkaline popcorn flower (*Plagiobothrys leptocladus*), western marsh cudweed (*Gnaphalium palustre*), Parish’s glasswort (*Arthrocnemum subterminale*), and swamp pickle grass (*Crypsis schoenoides*) were also not detected on the Project site. Therefore, no impacts to vernal pools will occur with Project implementation.

The *MSHCP Report* indicated no suitable habitat for fairy shrimp was detected on the Project site. Similar to the vernal pool assessment, no areas were detected on the site that contained evidence of supporting long-lasting pools for the duration required to support fairy shrimp. No impacts to fairy shrimp will occur with Project implementation.

Therefore, the Project will not have a substantial adverse effect on State or federally protected wetlands including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means. No impact will occur.

g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant Impact

The Project site contains one relatively small coast live oak near the top of the hill near the buildings in the northern portion of the site. Otherwise, it does not contain native or naturalized tree species. Project Plans indicate this tree will remain as part of development. Therefore, the County’s Oak Tree Management Guidelines shall apply but adherence to the County’s tree removal requirements are not required.

The provisions of Ordinance No. 559 would also not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance applies to the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. With regulatory compliance, impacts will be less than significant.

Regulatory Compliance

Although the Project site is not within or adjacent to an MSHCP Criteria Cell, it will comply with the following standard County requirements of the MSHCP regarding the *Urban/Wildlands Interface*:

Construction Drainage. The Project will implement a Storm Water Pollution Prevention Plan (SWPPP) as part of its state and federal water quality controls which includes a number of Best Management Practices (BMPs). During project grading, a number of BMPs will be implemented to protect off-site downstream areas, including:

1. Dust control: Controlled by use of water trucks and cessation of work on windy days.
2. Fiber rolls (wattles): Fiber rolls are placed on the ground to intercept surface waters which contain dirt and sand.
3. Stabilized construction entrances - These facilities prevent mud and dirt from leaving the construction site if tires are very dirty or muddy.
4. Check dams: Temporary check dams hold back surface flows on-site during storm events.
5. Silt fencing: Silt fencing detours and redirects contaminated flow into basins or similar containment features.
6. Straw bale dikes: Straw bales stabilize dirt surfaces and prevent run-off into streets.
7. Sandbags: Sandbags detain and help filter dirty stormwater.
8. Detention basins: temporary areas to detain and filter dirty water.

These measures include but are not limited to construction of temporary detention basins, use of straw bales and fiber roles (straw wattles) to detain and filter sheet-flow, use of silt fencing where appropriate, utilization of sandbags, installation of mitigation devices to be installed to control dust and dirt in ingress/egress areas for vehicular traffic, dust control via watering, and/or similar measures.

Operational Drainage. Urban runoff will be treated on-site prior to being discharged, as must be described in a Water Quality Management Plan (WQMP) that is required by the County. The approved WQMP will require onsite BMPs to address offsite runoff and low flow stormwater quality.

Toxics - Potential toxics in runoff will be treated onsite in the post-construction phase. No toxic material would affect existing or future MSHCP Reserve areas because drainage generated from the proposed Project will be controlled and treated prior to discharge.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lighting - The proposed Project will generate night-time light; however, it would not affect any MSHCP-conserved areas. A lighting plan will be prepared as required by standard County conditions of approval to reduce potential lighting effects.

Noise - The proposed Project will generate both construction and operational noise. However, the Project site is distant from MSHCP-conserved lands so this noise would not impact any MSHCP Reserve areas.

Invasives - The Project will not be allowed to utilize plants included in MSHCP Table 6-2, Plants that Should be Avoided Adjacent to the MSHCP Conservation Area, within Section 6.1.4 of the MSHCP. All proposed landscaping must be included in a landscape plan which will be reviewed by the County of Riverside to ensure that landscape materials do not include the use of invasives and utilizes native and drought tolerant plant materials. The plan must avoid the use of invasive species due to transport by wind, water and biota. This is a standard County condition of approval.

Barriers - The Project site faces public roadways to the south and west but to the north is natural and currently undeveloped. The property to the east is a rural residential homesite with non-native vegetation dominant on the site. Therefore, the *MSHCP Report* concluded no barriers were considered necessary.

Grading/Land Development - Grading and development of the site has no potential to negatively affect MSHCP-conserved areas. The implementation of BMPs and specific conditions of approval required by the County will reduce the potential impacts of development as evaluated in Thresholds 7.a through 7.f.

Fuels Management - The MSHCP states: "Fuels management focuses on hazard reduction for humans and their property ... management ...shall continue in a manner that is compatible with public safety and conservation of biological resources". MSHCP Section 6.4 outlines a framework for working to minimize effects of establishing and maintaining fuel modification zones within designated conservation areas. Because the Project site is located in an agricultural and recreational area which contains numerous and varied commercial uses, the *MSHCP Report* concluded no fuel management is necessary.

Post-Construction BMP - Once the Project is constructed, a Stormwater Filtration System (SFS) will be installed to control erosion, collect sediment, and improve water quality from runoff generated by the site. The design of the SFS will be approved in advance by the County and will be documented in the final approved WQMP.

In addition to the pre- and post-construction BMPs, a number of “actions” in the *MSHCP Report* were called “mitigation measures” but which are actually regulatory compliance as implemented by standard County conditions of approval (COAs). These include the following:

Stephen’s Kangaroo Rat Fee. Prior to the commencement of grading activities, the developer of the site shall make the appropriate mitigation fee payment into the MSHCP Stephens’ kangaroo rat fee payment program for conservation of Stephens’ kangaroo rat-occupied habitats in order to offset the loss of potentially suitable Stephens’ kangaroo rat habitat on-site through project implementation (MSHCP Report Recommended Action 1).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Fee. Prior to the issuance of certificate of occupancy permits the developer of the site shall make the appropriate MSHCP mitigation fee payment that will contribute to conservation and management of conservation land for all MSHCP-covered organisms (MSHCP Report Recommended Action 2).

(Actions 3 and 4 from the *MSHCP Report* are addressed by the two **Mitigation Measures MM-BIO-1** and **MM-BIO-2** outlined in Section 7.a (nesting bird survey and burrowing owl survey, respectively).

Invasive Plants. In accordance with MSHCP provisions limiting the use of exotic/invasive plant species, the Project's landscape plan shall exclude invasive species such as crimson fountain grass (*Pennisetum setaceum*), pampas grass (*Cortaderia selloana*), giant reed (*Arundo donax*), tree of heaven (*Ailanthus altissima*), *Eucalyptus*, and other ornamental landscape elements on the list of exotic invasive plants utilized by the Riverside Conservation Authority (MSHCP Report Recommended Action 5).

Dust Control. The Project Developer shall implement dust control and all other project-specific Storm Water Pollution Prevention Plan ("SWPPP") measures during grading and construction required by the County of Riverside. [This is required by County water quality conditions as well as dust control conditions under air quality] (MSHCP Report Recommended Action 6).

Riverine Resource Avoidance 1. [The MSHCP Report] has determined that Riverine resources are present in the County flood control channel adjacent to and partially within the subject site. The Proposed Project has been designed to completely avoid this riverine area. Therefore, no Riparian or Vernal Pool resources are present (MSHCP Report Recommended Action 7).

Riverine Avoidance 2. The subject site contains a small portion of a flood control channel (0.49 acre) which falls under the jurisdiction of the U.S. Army Corps of Engineers and/or the CDFW and/or the California Regional Water Quality Control Board - San Diego Region (Water Board). The County has worked with the Applicant to design the Project in a manner that completely avoids any potential jurisdictional area. Therefore, there are no impacts (Action 8 from the MSHCP Report).

Mitigation:

- MM-BIO-1

Nesting Bird Survey. Prior to vegetation clearance, the Project applicant shall retain a qualified biologist to conduct a pre- disturbance nesting bird survey in accordance with the following:

 - a) The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
 - b) If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
 - c) If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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nesting until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).

d) It is recommended that close coordination between the developer of the site, the County of Riverside, the project engineer, and the consulting qualified biologist to consider vegetation clearance outside of the normal bird nesting season (usually February 15 - Sept 15) to avoid impacts to nesting birds which would potentially violate the federal Migratory Bird Treaty Act. It should be noted that bird nesting season is increasingly less-definitive for some year-round resident species such as hummingbirds and raptors. Further, ground-dwelling birds such as burrowing owls, can be affected nearly any time of the year if present. It is therefore advisable to conduct a preconstruction bird survey no matter the time of year.

e) If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds will be implemented based on input from CDFW if necessary.

f) Removal of vegetation necessitates installation of appropriate Storm Water Pollution Prevention Plan "SWPPP" measures, particularly if grading is not undertaken immediately, therefore careful timing of the project schedule and implementation measures is necessary to avoid water quality impacts.

MM-BIO-2 Burrowing Owl Survey. The Project Developer shall retain a qualified biologist to conduct a 30-day pre-construction survey for BUOW. The results of the single one-day survey would be submitted to the County of Riverside prior to obtaining a grading permit. If BUOW are not detected during the pre-construction survey, no further mitigation is required. If BUOW are detected during the pre-construction survey, the Project applicant and a qualified consulting biologist will be required to prepare and submit for approval a BUOW- relocation program. The report shall be submitted to the Applicant and the County of Riverside concurrently.

Monitoring:

MM-BIO-1 and **MM-BIO-2** will be monitored by the project biologist and a final report prepared for and presented to the County Planning Department prior to the start of grading or ground disturbing activities.

CULTURAL RESOURCES Would the Project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *A Phase I Cultural Resources Assessment of Plot Plan No. 220010, prepared by Jean A. Keller, Ph.D., 4-2022 (CRA, **Appendix D**); Preliminary Geotechnical Interpretive Report, Proposed Winery, Assessor's Parcel Number 943-250-019, Located at 33990 Rancho California Road Temecula, Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(*Geotech Study*, **Appendix E**); Public Resources Code (PRC) §5020.1(j); and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

a) *Would the Project alter or destroy a historic site?*

No Impact

There are four principal periods² of historical occupation in Southern California: Protohistoric Period (1540-1768 CE), Spanish Mission Period (1769-1830 CE), Mexican Rancho Period (1830-1848 CE), and the American Developmental Period (1848-present CE). Within the general area, the Spanish Mission Period (1769-1830 CE) first represents historical occupation although earlier European explorers had traveled throughout South California. It was in 1769 the “Sacred Expedition” of Captain Gaspar de Portola and Franciscan Father Junipero Serra first contacted Native American tribes in this region. The intent of the expedition was to establish missions and presidios along the California coast which would help convert Indians to Christianity as well as expand Spain’s military presence in the “New World.” In 1798 the Mission San Luis Rey de Francia was founded and Native Americans living within the mission’s influence became known as the “Luiseño.”

Throughout the late 1840s and the 1850s, thousands of settlers and prospectors traveled through the study area on the Emigrant Trail enroute to various destinations in the West. The first stagecoach passed through Temecula on October 7, 1858, and exchanged horses at John Magee’s store, which was located south of Temecula Creek on the Little Temecula Rancho. It was around this store that the second location of Temecula was established. On March 17, 1882, the California Southern Railroad (San Bernardino and Temecula Line) was opened extending from National City near the Mexican border in San Diego County, northerly to Temecula and Murrieta, across the Perris Valley, down Box Springs Grade, and on to the City of San Bernardino and the entire region anticipated a boom in industry and population.

The archaeological investigation (CRA) of the Project site included a review of an archaeological records search at the Eastern Information Center (EIC) at the University of California at Riverside in order to assess previous archaeological studies and identify any previously recorded sites within the Project boundaries, or in the immediate vicinity. However, the surrounding region has been studied extensively with 57 past studies conducted within a mile of the Project site. None of the studies identified any historical sites or resources in the general vicinity of the Project site.

During the course of these studies, three isolated cultural resource properties have been recorded, none of which involved the project area. A 50-meter length of wood and barbed wire boundary fence of historical origin was recorded in 1994, but by 2004 had been destroyed. Two sites of prehistoric (Native American) origin were a metate fragment and a small lithic scatter comprised of four waste flakes. The three cultural resources properties are located between three-quarters and one mile from the Project site.

² CE refers to “Common Era” (the year 0) replacing the previous BC and AD references

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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During the site survey, conducted on February 25, 2021, no historic resources were identified. In addition, the presence of the artificial fill and the lack of any surface manifestation of archaeological remains, the subsurface sediments in the Project area are unlikely to contain any intact, potentially significant cultural deposits from the prehistoric or historic period. Based on these findings, it was concluded that no “historical resources” exist within the Project site and, thus, no impacts would occur.

The Project will not cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5.

b) Would the Project cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

No Impact

According to Public Resources Code (PRC) §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

As stated above, there were no historic resources identified during the survey or in the record search results and therefore because there are no historic resources there can be no impact in the significance of historic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): *A Phase I Cultural Resources Assessment of Plot Plan No. 220010*, prepared by Jean A. Keller, Ph.D., 4-2022 (**CRA, Appendix D**); Public Resources Code (PRC) §5020.1(j); Health and Safety Code § 7050.5; and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant with Mitigation Incorporated

Within the general area, the Spanish Mission Period (1769-1830 CE) first represents historical occupation although earlier European explorers had traveled throughout South California. It was in 1769 the “Sacred Expedition” of Captain Gaspar de Portola and Franciscan Father Junipero Serra first contacted Native American tribes in this region. The intent of the expedition was to establish missions and presidios along the California coast which would help convert Indians to Christianity as well as expand Spain’s military presence in the “New World.” In 1798 the Mission San Luis Rey de Francia was founded and Native Americans living within the mission’s influence became known as the “Luiseño.” The mission activities in this portion of California had fundamental negative effects on local Native American tribes.

The *CRA* did not identify the presence of any cultural resources (which includes archaeological resources) on the Project site. The EIC records search did not indicate that any resources have ever been recorded on or adjacent to the Project site. However, local Native American representatives have expressed concern over the presence of tribal artifacts and resources in the surrounding area which have been found in the past. Based on past tribal activity in the surrounding area, there remains a potential for unobserved buried resources that might be unearthed during grading. Therefore, **Mitigation Measure MM-CUL-1** which is similar to several standard County conditions of approval is recommended to help reduce potential impacts on archaeological resources to less than significant levels.

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?*

Less Than Significant with Mitigation Incorporated

As discussed in Threshold 9.a, it has been determined that there are no known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they are not present on the Project site. However, **Mitigation Measure MM-CUL-1**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is recommended to help reduce potential impacts on archaeological resources to less than significant levels.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant with Mitigation Incorporated

There have been no human remains or any resources that may contain human remains identified on the property. County conditions of approval and State Law requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner.

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and **Mitigation Measures MM-CUL-1** is required, and a condition of approval has been attached to this project that reiterates that State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5). Compliance with the regulatory requirements would assure that impacts to previously unidentified human remains would be less than significant.

Mitigation:

MM-CUL-1 PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor- An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training, and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Monitoring:

The various actions within **MM-CUL-1** will be conducted by the project archaeologist and monitored as needed by the County Archaeologist prior to grading and ground-clearing activities.

ENERGY Would the Project:				
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Mexin Teme Winery, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., 9-15-2022 (*AQ/GHG Study, Appendix B*); and *Mexin Teme Winery, Vehicle Miles Traveled (VMT) Screening Analysis, County of Riverside, California*, prepared by RK Engineering Group, Inc., 5-27-2022 (*VMT Analysis, Appendix I2*).

Note: Any tables or figures in this section are from the *AQ/GHG Study*, unless otherwise noted.

Findings of Fact:

- a) *Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?*

Less Than Significant Impact

Background Information

There are many different types and sources of energy produced and consumed in the United States. The U.S. Energy Information Administration (EIA) categorizes energy by primary and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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secondary sources, renewable and nonrenewable sources, and by the different types of fossil fuels. Primary energy is captured directly from natural resources and includes fossil fuels, nuclear energy, and renewable sources of energy. Electricity is a secondary energy source that results from the transformation of primary energy sources. A renewable energy source includes solar energy from the sun, geothermal energy from heat inside the earth, wind energy, biomass from plants, and hydropower from flowing water. Nonrenewable energy sources include petroleum products, hydrocarbon gas liquids, natural gas, coal, and nuclear energy. Fossil fuels are non-renewable resources formed by organic matter over millions of years and include oil, coal and natural gas.

The EIA defines the five energy consuming sectors within the United States as follows:

1. **Industrial Sector:** Includes facilities and equipment used for manufacturing, agriculture, mining, and construction.
2. **Transportation Sector:** Includes vehicles that transport people or goods, such as cars, trucks, buses, motorcycles, trains, aircraft, boats, barges, and ships.
3. **Residential Sector:** Includes homes and apartments.
4. **Commercial Sector:** Includes offices, malls, stores, schools, hospitals, hotels, warehouses, restaurants, and places of worship and public assembly.
5. **Electric Power Sector:** Consumes primary energy to generate most of the electricity consumed by the other four sectors.

Energy sources are measured in different physical units: liquid fuels are measured in barrels or gallons, natural gas in cubic feet, coal in short tons, and electricity in kilowatts and kilowatt-hours. In the United States, British thermal units (Btu), a measure of heat energy, is commonly used for comparing different types of energy to each other.

Project Energy Consumption

According to the *AQ/GHG Study*, the three (3) main types of energy expected to be consumed by the Project include electricity, propane gas and petroleum products in the form of gasoline and diesel fuel. Energy usage for the proposed Project was calculated based on data from the *AQ/GHG Study*. The California Emissions Estimator Model Version 2016.3.2 (CalEEMod) is used to calculate energy usage from Project construction and operational activities.

Construction of the Project is estimated to begin in the year 2022 and last approximately 11 months. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be operational in the year 2023. For purposes of this analysis, construction phases are not expected to overlap.

Electricity Consumption

The Project will use electricity for many different operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, electric vehicle charging, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water and wastewater for the Project. Electricity will be provided through Southern California Edison.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Temporary electricity usage for construction activities may include lighting, electric equipment and mobile office uses. CalEEMod does not calculate electricity usage during construction as electricity consumption during construction is short-term and relatively minor compared to the operational demand. Therefore, electricity usage during construction is not counted in this analysis.

Table 10-1, *Project Electricity Consumption*, shows the Project's estimated operational electricity consumption in kilowatt-hours per year (kWh/year) and millions of Btu per year.

**Table 10-1
Project Electricity Consumption**

Land Use/Activity	Electricity Consumption ¹	
	(kWhr/yr.) ²	(MBtu/yr.) ²
Winery Production and Storage Unit	43,449.6	148.250
Wine Tasting Room	407,870	1,391.609
Hotel	110,842	378.193
Boilers	0	0
Parking Lot	17,418.1	59.431
Total	579,579.7	1,977.483

¹ Based on the *AQ/GHG Study (Appendix B)*.

² kWhr/yr = Kilowatt Hours per Year; MBtu/yr = Million British Thermal Units per Year.

Natural Gas Consumption

The Project is expected to use natural gas for building heating and cooling, cooking and kitchen appliances, water heating and industrial applications associated with wine production. Natural gas is not expected to be used during construction in any significant quantities and is not included in the overall calculation of the Project's consumption. **Table 10-2, *Project Natural Gas Consumption***, shows the Project's estimated operational consumption in millions of Btu per year.

**Table 10-2
Project Natural Gas Consumption**

Land Use/Activity	Consumption ¹ (kBtu/yr) ²
Wine Production & Storage Unit	141,605
Wine Tasting Room	2,409,220
Hotel	377,690
Boilers	100.0
Parking Lot	0
Total	2,928,615.0

¹ Based on the AQ/GHG Study (**Appendix B**)

² kBtu/yr. = Thousand British Thermal Units per Year

Petroleum Consumption

The Project's energy consumption from petroleum products is primarily associated with transportation related activities. This includes gasoline and diesel fuel used for auto and truck trips and off-road equipment during construction and operation.

Construction

Construction activities will consume energy in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips. Off-road equipment includes such things as tractors, scrapers, excavators and other machinery that would be trailered to the site and used off-road. On-road vehicle trips include workers and vendors traveling to and from the job-site during the construction phase. **Table 10-3, Construction Off-Road Equipment Energy Consumption**, shows the Project's energy consumption for all off-road equipment during construction. For purposes of this analysis, all off-road equipment is assumed to run on diesel fuel. **Table 10-4, Construction On-Road Trips Energy Consumption**, shows the Project's energy consumption from on-road vehicle trips during construction.

**Table 10-3
Construction Off-Road Equipment Energy Consumption**

Phase ¹	Phase Duration (Days) ¹	Equipment ¹	Amount ¹	Hours/ Day ¹	Horsepower (HP) ¹	Load Factor ¹	HP-hrs ²	Fuel Consumpt ion Rate ³ (hp-hr/gal)	Diesel Fuel Consumption (gal.)	Diesel Fuel Consumption by Phase (gal.)	MBtu ⁴
Site Preparation	2	Graders	1	8	187	0.40	1,220.8	18.5	66.0	297.0	40.802
		Tractors/Loaders/Backhoes	1	8	97	0.37	574.2		31.0		
Grading	4	Excavators	0	0	158	0.38	0.0		0.0	282.0	38.741
		Graders	1	6	187	0.41	1,840.1		99.5		
		Rubber Tired Dozers	1	6	247	0.40	2,371.2		128.2		
		Scrapper	0	0	367	0.48	0.0		0.0		
		Tractors/Loaders/Backhoes	1	7	97	0.37	1,005.0		54.3		
Building Construction	200	Cranes	1	4	231	0.29	53,589.3		2,896.7	9,991.9	1,372.697
		Forklifts	2	6	89	0.20	42,890.7		2,318.4		
		Generator Sets	0	0	84	0.74	00.0		0.0		
		Tractors/Loaders/Backhoes	2	8	97	0.37	88,370.2		4,776.8		
		Welders	0	0	46	0.45	0.0		0.0		
Paving	10	Pavers	1	7	130	0.42	3,822.0		206.6	967.0	132.847
		Cement & Mortar Mixers	4	6	97	0.37	8,613.6		465.6		
		Paving Equipment	1	7	132	0.36	3,326.4		179.8		
		Rollers	1	7	80	0.38	2,128.0		115.0		
Architectural Coating	10	Air Compressors	1	6	78	0.48	2,246.4		121.4	121.4	16.678
Total Energy Requirements										11,659.3	1,601.765

¹ Based on the AQ/GHG Study (Appendix B)

² HP-hrs = Horsepower Hours

³ Source: Carl Moyer Program Guidelines. 2017 Revisions. Table D-21. <https://www.arb.ca.gov/msprog/moyer/guidelines/current.htm>

⁴ Mbtu = Millions of Btu; assuming 1 gallon of diesel fuel = 137,381 Btu

**Table 10-4
Construction On-Road Trips Energy Consumption**

Construction Phase ¹	Phase Duration (Days) ¹	Trips /Day ¹	Trip Length ¹	Phase VMT	Vehicle Class ¹	Vehicle Mix ¹	Average Fuel Economy (MPG) ²	Gasoline			Diesel			Total MBtu ³	
								Fuel Split ²	Fuel Consumption by Veh. Class (gal.)	Fuel Consumption by Phase (gal.)	Fuel Split ²	Fuel Consumption by Veh. Class (gal.)	Fuel Consumption by Phase		
Worker Trips															
Site Preparation	2	18	14.7	531	LDA LDT1 LDT2	0.50 0.25 0.25	28.57 23.26 20.73	0.9926 0.9991 0.9986	9,245.716.41	21.36	0.0074 0.0009 0.0014	0.070.010.01	0.09	2.58	
Grading	4	20	14.7	1,176	LDA LDT1 LDT2	0.50 0.25 0.25	28.57 23.26 20.73	0.9926 0.9991 0.9986	20,301.2,5514.07	46.92	0.0074 0.0009 0.0014	0.150.010.02	0.18	5.68	
Building Construction	200	753	14.7	2,211,607	LDA LDT1 LDT2	0.50 0.25 0.25	28.57 23.26 20.73	0.9926 0.9991 0.9986	38,418.63 23,749.09 26,634.22	88,801.94	0.0074 0.0009 0.0014	286.42 21.393 7.34	345.15	10,741.75	
Paving	10	15	14.7	2,207	LDA LDT1 LDT2	0.50 0.25 0.25	28.57 23.26 20.73	0.9926 0.9991 0.9986	38,342.3,7026.58	88.62	0.0074 0.0009 0.0014	0.290.020.04	0.35	10.72	
Architectural Coating	10	15	14.7	2,207	LDA LDT1 LDT2	0.50 0.25 0.25	28.57 23.26 20.73	0.9926 0.9991 0.9986	38,342.3,7026.58	88.62	0.0074 0.0009 0.0014	0.290.020.04	0.35	10.72	
Sub-Total Worker Trips Energy Consumption								Gasoline (gal.)			89,047.46	Diesel (gal.)		346.12	10,771.43
Vendor Trips															
Building Construction	200	294	6.9	405,314	MHDT HHDT	0.50 0.50	8.50 5.85	0.1403 0.0097	3,345.03 336.03	3,681.06	0.8597 0.9903	20,496.983 4,306.21	54,803.20	7,972.23	
Hauling Trips															
Grading	4	0.00	20.0	0	HHDT	1.00	5.85	0.0097	0.00	0.00	0.9903	0.00	0.00	0.00	
Total On-Road Construction Trips Energy Usage								Gasoline (gal.)			92,728.52	Diesel (gal.)		55,149.32	18,743.66

¹ Based on the AQ/GHG Study (Appendix B)

² Source: EMFAC2014 Web Database. <https://www.arb.ca.gov/emfac/2014/>. (See Appendix B of the AQ/GHG Study, for more details.)

³ MBtu = Millions of Btu; assuming 1 gallon of gasoline fuel = 120,429 Btu and 1 gallon of diesel fuel = 137,381 Btu

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

The Project is expected to consume energy from the generation of operational auto and truck trips based on the land use mix described in the *VMT Analysis* and the *AQ/GHG Study*. Vehicle trips are associated with workers, customers and vendors/non-workers (i.e., delivery, service and maintenance vehicles, etc.) traveling to and from the site. **Table 10-5, Operational Trips Energy Consumption**, shows the Project's energy consumption for all operational trips generated by the Project on an annual basis.

Table 10-5
Operational Trips Energy Consumption

Vehicle Class ¹	Vehicle Mix ¹	Average Fuel Economy (MPG) ²	Annual VMT ¹	Gasoline		Diesel		MBtu/yr ³
				Fuel Split ²	Fuel Consumption (gal./yr.)	Fuel Split ²	Fuel Consumption (gal./yr.)	
LDA	54.86%	28.57	1,602,545	0.9926	42,794.15	0.0074	319.04	5,197.49
LDT1	3.63%	23.26		0.9991	3,500.83	0.0009	3.15	422.04
LDT2	18.69%	20.73		0.9986	20,014.65	0.0014	28.34	2,438.32
MDV	11.25%	15.42		0.9875	16,175.95	0.0125	204.76	1,976.18
LHD1	1.43%	14.08		0.6650	1,516.42	0.3350	763.91	287.57
LHD2	0.48%	14.35		0.5100	383.02	0.4900	368.00	101.00
MHD	1.76%	8.50		0.1403	652.25	0.8597	3,996.73	627.62
HHD	7.01%	5.85		0.0097	260.98	0.9903	26,643.64	3,691.76
OBUS	0.14%	7.25		0.4732	205.16	0.5268	228.40	56.09
UBUS	0.12%	4.86		0.3269	181.23	0.6731	370.28	73.09
MCY	0.45%	35.36		1.0000	285.73	0.0000	0.00	34.41
SBUS	0.09%	8.10		0.2133	53.21	0.7867	196.26	33.37
MH	0.09%	7.88		0.8345	214.00	0.1655	42.44	31.60
Total Operational Energy Usage From Transportation				Gasoline (gal.)	86,437.58	Diesel (gal.)	33,167.83	14,966.22

¹ Based on Table 11 in the *AQ/GHG Study (Appendix B)*

² Source: EMFAC2014 Web Database. <https://www.arb.ca.gov/emfac/2014/>. (See Appendix B of the *Energy Study*, for more details.)

³ MBtu/yr. = Millions of Btu per year; assuming 1 gallon of gasoline fuel = 120,429 Btu and 1 gallon of diesel fuel = 137,381 Btu

Total Project Energy Consumption

The Project's total energy consumption is calculated in MBtu and shown in **Table 10-6, Total Project Energy Consumption**. Total Project energy consumption includes electricity, natural gas and petroleum usage during construction and operation. Table 10-6 estimates the Project will consume a total of 20,345.42 MBtu during construction and 19,872.32 MBtu per year during operation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10-6
Total Project Energy Consumption**

Activity	Total Energy Consumption (MBtu) ¹	Average Energy Consumption Per Year (MBtu/yr) ²
Construction ³	20,345.42	--
Off-Road Equipment	1,601.76	--
On-Road Vehicle Trips	18,743.66	--
Operation	--	19,872.32
Electricity	--	1,977.48
Natural Gas	--	2,928.62
Petroleum	--	14,966.22

¹ MBtu = Millions of Btu

² MBtu/yr. = Millions of Btu per year

³ Construction duration is estimated to be 330 days (based on 5 working days per week over 11 months).

The Project will be required to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with the California Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources. In addition, the Project will be required to comply with the Air Quality Regulations listed in Section 6 (Air Quality) of this Initial Study (**AQR-AQ-12** through **AQR-AQ-15**).

With adherence to standard energy conservation requirements and implementation of the Air Quality Regulations (**AQR-AQ-12** through **AQR-AQ-15**), Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation, would remain less than significant and no mitigation is required.

b) Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less Than Significant Impact

The Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100) requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.

The Project will further comply with the mandatory requirements of California's Green Building and Title 24 Building Energy Efficiency standards that promote renewable energy and energy efficiency; refer to Threshold 10.a. Therefore, the Project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency and impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

☐ ☐ ☐ ☒

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor’s Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); and Riverside County General Plan, Chapter 6, Safety Element, Figure S-2 Earthquake Fault Study Zones.*

Findings of Fact:

a) *Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

No Impact

As set forth in the *Geo Report*, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone as established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults. The *Geo Report* further indicates that there are no other faults geologically mapped within or projecting toward the Project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone

☐ ☐ ☒ ☐

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor’s Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Riverside County General Plan, Chapter 6, Safety Element, Figure S-3 Generalized Liquefaction, August 6, 2019; and County of Riverside, Ordinance No. 457 (An Ordinance of the County of Riverside amending ordinance no.457 relating to building requirements and adopting as amended, including any errata and supplements, the 2019 California administrative code, the 2019 California building code, the 2019 California residential code, the 2019 California electrical code, the 2019 California mechanical code, the 2019 California plumbing code, the 2019 California energy code, the 2019 California historic building code, the 2019 California green building standards code; declaring as a public nuisance*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all substandard buildings and portions thereof; implementing the procedures required by the state ord. 457.105 – page 2 housing law; and, incorporating the abatement cost recovery procedures of Riverside County Ordinance).

Findings of Fact:

a) *Be subject to seismic-related ground failure, including liquefaction?*

Less Than Significant Impact

The Project proponent contracted with Earth Strata Geotechnical Services (ESGS) to perform geotechnical services in conjunction with the proposed Project. The purpose of the *Geo Report* is 1) to evaluate the nature, distribution, engineering properties, and geologic strata underlying the Project site with respect to the proposed development; and 2) provide preliminary grading and foundation design recommendations based on the Project site plans.

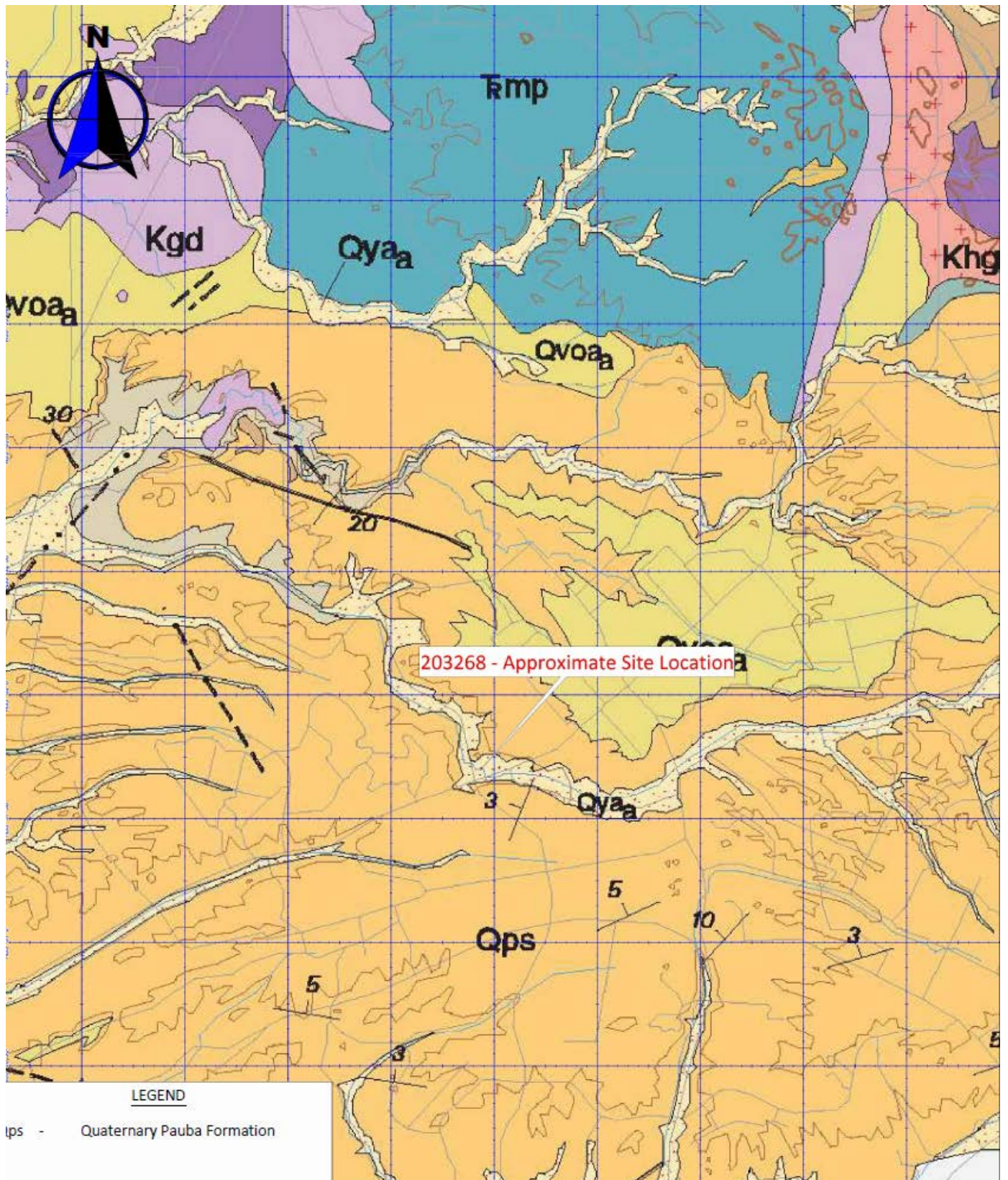
Regional Geology

Regionally, the Project site is located in the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges are characterized by northwest trending steep mountain ranges separated by sediment filled elongated valleys. The dominant structural geologic features reflect the northwest trend of the province. Associated with and subparallel to the San Andreas Fault are the San Jacinto Fault, Newport-Inglewood, and the Whittier-Elsinore Fault. The Santa Ana Mountains abut the west side of the Elsinore Fault while the Perris Block forms the other side of the fault zone to the east. The Perris Block is bounded to the east by the San Jacinto Fault. The northern perimeter of the Los Angeles basin forms part of a northerly dipping blind thrust fault at the boundary between the Peninsular Ranges Province and the Transverse Range Province.

The mountainous regions within the Peninsular Ranges Province are comprised of Pre-Cretaceous, metasedimentary, and metavolcanic rocks along with Cretaceous plutonic rocks of the Southern California Batholith. The low lying areas are primarily comprised of Tertiary and Quaternary non-marine alluvial sediments consisting of alluvial deposits, sandstones, claystones, siltstones, conglomerates, and occasional volcanic units.

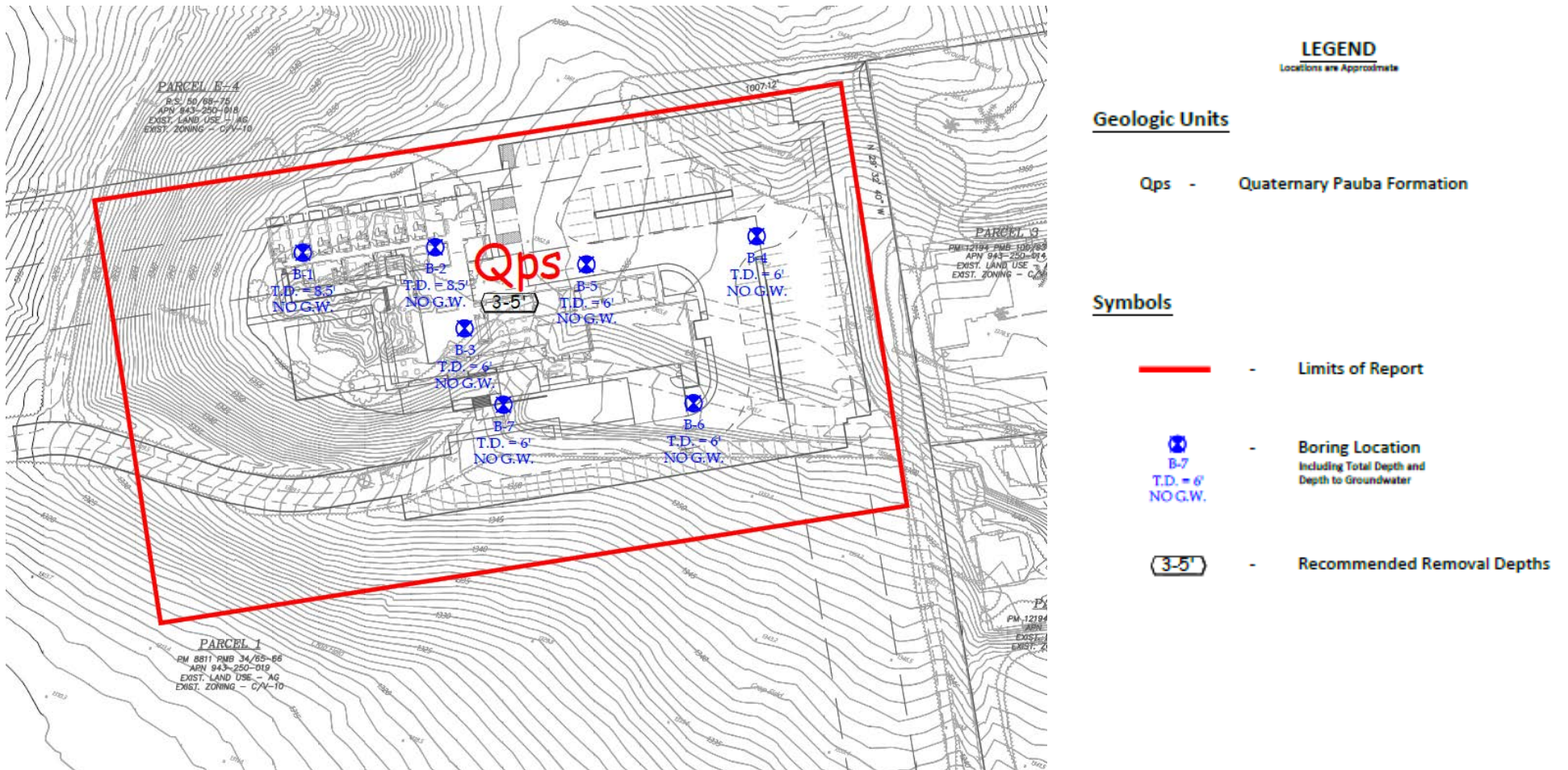
A map illustrating the regional geology is presented below as **Figure 12-1, Regional Geologic Map**, followed by **Figure 12-2, Geotechnical Map**, which depicts the Test Pit and Boring locations conducted on the Project site.

FIGURE12-1
Regional Geologic Map



Source: Geo Report (**Appendix E**)

FIGURE12-2
Geotechnical Map



Source: Geo Report (**Appendix E**)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Local/Project Specific Geology

The earth materials on the Project site are primarily comprised of topsoil and bedrock. A general description of the dominant earth materials observed on the site is provided below:

- Topsoil (no map symbol): Residual topsoil, encountered in the upper 1 to 2 feet, blankets the Project site and underlying bedrock. These materials were noted to be generally light brown to dark brown, silty sand and clayey sand which were very porous, dry to slightly moist and in a loose to medium dense state.
- Quaternary Pauba Formation (map symbol Qps): Pauba Formation bedrock was generally encountered below the topsoil to the full depth of the exploration. These materials primarily consisted of light brown to dark yellowish brown, fine to coarse grained sandstone with varying amounts of silt and clay. These materials were generally noted to be dry to slightly moist, medium dense to very dense.

Groundwater

Groundwater was not observed during the on-site subsurface exploration. Local well water data back to 1967 indicates regional groundwater highs approximately 167 feet below ground surface (167' bgs).

Seismic-Related Ground Failure/Liquefaction

The Project site is located in a seismically active region and as a result significant ground shaking will likely impact the site within the design life of the proposed Project. The geologic structure of the entire southern California area is dominated by northwest-trending faults associated with the San Andreas Fault system, which accommodates for most of the right lateral movement associated with the relative motion between the Pacific and North American tectonic plates. Known active faults within this system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults.

No active faults are known to project through the Project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone, established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults.

A list of regional faults in the vicinity of the Project site that are capable of producing a moment magnitude exceeding 6.0 is included in Threshold 13.a of this Initial Study.

As set forth in the *Geo Report*, liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake.

The Project site development plan proposes structures that will be supported by compacted fill and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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competent bedrock with groundwater at a depth of approximately 167 feet. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials.

California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that the proposed Project site structures are constructed pursuant to applicable seismic design criteria for the region.

CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with recommendations provided in the *Geo Report*. These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to these standard conditions, any potential impacts to the Project from seismic-related ground failure, including liquefaction, will be reduced to less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?				

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor’s Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Riverside County General Plan Figure S-4 Earthquake-Induced Slope Instability Map; and Ordinance No. 457.*

Findings of Fact:

a) *Be subject to strong seismic ground shaking?*

Less Than Significant Impact

Faulting

The Project site, like the rest of Southern California, is located in a seismically active region near the margin situated between the North American and Pacific tectonic plates. The principal source of seismic activity in Southern California is movement along the northwest-trending regional faults including the San Andreas, San Jacinto, and Elsinore fault zones.

As previously set forth in Threshold 11.a, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no faults geologically mapped within or projecting toward the Project site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the *Geo Report*, the Elsinore Fault, with an approximate source to site distance of 12.07 kilometers southwest of the site, is the closest known active fault anticipated to produce the highest ground accelerations, with an anticipated maximum modal magnitude of 7.64.

The Elsinore Fault is a right-lateral, strike-slip fault, with an estimated maximum moment magnitude (Mw) earthquake of Mw 6.8 and an associated slip-rate of approximately 5.0 mm/year.

The Project site could be subjected to moderate ground shaking in the event of a major earthquake on significant faults in the southern California and northern Baja California area. The Project site is located in a seismically active region and as a result significant ground shaking will likely impact the site within the design life of the proposed Project.

As set forth in the *Geo Report*, no active faults are known to project through the Project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone, established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults (an active fault is defined by the State of CA as having surface displacement within the past 11,000 years or during the Holocene geologic time period).

It is further noted, based on 1) mapping of the Project site, 2) review of current and historical aerial imagery, 3) lack of lineaments indicative of active faulting, and 4) the data compiled during the preparation of the *Geo Report*, it is the interpretation of ESGS that the potential for surface rupture to adversely impact the proposed structures is very low to remote.

Map My County indicates the Project site is located within an area mapped by Riverside County as having moderate potential for liquefaction. However, the *Geo Report* concludes that the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials.

Secondary Seismic Hazards

Secondary effects of seismic shaking considered as potential hazards include several types of ground failure as well as induced flooding. Different types of ground failure, which could occur as a consequence of severe ground shaking at the Project site, include landslides, ground lurching, shallow ground rupture, and liquefaction/lateral spreading.

The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from faults, topography, the state of subsurface earth materials, groundwater conditions, and other factors.

As set forth in the *Geo Report*, it is the opinion of ESGS that based on their experience, subsurface exploration, and laboratory testing, all of the above secondary effects of seismic activity are considered unlikely.

California Building Code

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region.

CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with recommendations provided in the *Geo Report*.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to these standard conditions, any exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, would be reduced to less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor’s Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Project Plans (Appendix K); Riverside County General Plan, Chapter 6, Safety Element, Figure S-5 Regions Underlain by Steep Slope.*

Findings of Fact:

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

No Impact

The Project site consists of approximately 20.04 acres of gross land, as set forth on the Site Plan. Historically, the southwesterly portions of the Project site were improved as a vineyard since 1996. Currently, the majority of the Project site is planted as a vineyard, with a hilly knoll on the north portion of the site undeveloped. There are no building structures located on the Project site at present.

Topographic relief at the Project site is relatively flat with the southwestern portion of the site, then rises to a high point in the northeast portion of the site. Elevations at the site range from approximately 1,300 to 1,365 feet above mean sea level (AMSL), for a difference of about 110± feet across the entire site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project proposes to add a commercial winery and hotel to an existing vineyard. The Project proposes the development of a new winery and associated retail tasting room, restaurant, and a 10-room inn with associated support structures, street improvements, utility infrastructure, storm drain, subsurface systems, grass swales, and a concrete box drainage culvert. The proposed building improvements would consist of concrete, wood or steel framed one- and/or two-story structures utilizing slab on grade construction.

Landslide debris was not observed during the subsurface exploration conducted in conjunction with the geotechnical investigation and no ancient landslides are known to exist on the site. No landslides are known to exist, or have been mapped, in the vicinity of the site.

Geologic mapping of the site and review of aerial imagery of the site reveal no geomorphic expressions indicative of landsliding. The materials encountered in the pad area were found to be very hard and no overly steep slopes exist on the site or are proposed as part of Project improvements.

There are no existing on-site cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical). Furthermore, the Project site development plan does not propose the creation of cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical).

While moderate natural slopes are present at the northeast portion of the Project site and adjacent lands adjacent north and east of the site, there are no steep slopes on or adjacent to the Project site.

Given its topography and surrounding areas, landslides are not a design consideration for the site. In addition, natural slopes are not located near the Project site and the potential for rock fall hazard is not a design consideration.

Based on the above, the Project site's proposed development plan will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. There will be no impacts and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor's Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Riverside County General Plan, Chapter 6, Safety Element, Figure S-7 Documented Subsidence Areas Map, August 6, 2019; and Ordinance No. 457.*

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

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

Less Than Significant Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible. Earth materials on the Project site are primarily comprised of topsoil and bedrock.

Based on onsite soil exploration conducted in conjunction with the ESGS geotechnical investigation, residual topsoil, encountered in the upper 1 to 3 feet, blankets the Project site and underlying bedrock. The Quarternary Pauba Formation bedrock was generally encountered below the topsoil to the full depth of exploration.

Standard remedial grading would be employed to diminish the potential for hydro-consolidation, slope instability, and/or settlement. Remedial grading would extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. The removal of low density topsoil would continue until firm competent bedrock is encountered. The near surface earth materials will be readily excavated with conventional earth moving equipment.

Volumetric changes in earth material quantities will occur when poorly consolidated earth materials are replaced with properly compacted fill. Estimates of the percent shrinkage/bulking factors for the various geologic units observed on the Project site are based on in-place densities and on the estimated average percent of relative compaction achieved during grading. The estimated shrinkage factors for the Project site are set forth in **Table 15-1, Project Site Shrinkage Factors**.

**Table 15-1
Project Site Shrinkage Factors**

Geologic Unit	Shrinkage (%)
Topsoil	10-15%
Quarternary Pauba Formation	0-5%

Source: *Geo Report (Appendix E)*

Subsidence from scarification and recompaction of exposed bottom surfaces is expected to be negligible to approximately 0.01 foot.

From a geotechnical and engineering geologic standpoint, the Project site is considered suitable for the proposed development, provided the conclusions and recommendations set forth in the Geo

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Report, inclusive of CBC compliance, are incorporated into the plans and are implemented during construction.

The potential for design level earthquake induced liquefaction, lateral spreading, and/or subsidence occurring beneath the proposed structures on the Project site is considered very low to remote due to the recommended compacted fill and the shallow bedrock.

Adherence to CBC requirements is applicable to all commercial development is not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards

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

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor's Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Google Maps; and Figure 4, Aerial Photo, in Section II. of this Initial Study.*

Findings of Fact:

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

No Impact

Seismically induced flooding is normally a consequence of a tsunami (seismic sea wave), a seiche (i.e., a wave-like oscillation of surface water in an enclosed basin that may be initiated by a strong earthquake) or failure of a major reservoir or retention system up gradient of the site.

Since the Project site is at an elevation of more than 1,300 feet above mean sea level and is located almost 30 miles inland from the nearest coastline of the Pacific Ocean, the potential for seismically induced flooding due to a tsunami is considered nonexistent.

In addition, since no enclosed bodies of water lie adjacent to or up gradient of the site, the likelihood for induced flooding due to a dam failure or a seiche overcoming the dam's freeboard is considered nonexistent.

Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche.

Furthermore, there are no volcanic hazards in proximity of the Project site. Any mudflows associated with a volcanic hazard is not applicable to the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor’s Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Project Plans (Appendix K); and Ordinance No. 457.*

Findings of Fact:

a) *Change topography or ground surface relief features?*

Less Than Significant Impact

Currently, the majority of the Project site is planted in vineyards, with the high point in the northern portion of the site remaining undeveloped. There are no building structures located on the Project site at present.

Topographic relief at the Project site is relatively moderate with the terrain being generally flat in the southern portion of the site and hilly in the northern portion of the site. Elevations at the site range from approximately 1,300 to 1,365 feet AMSL, for a difference of about 65± feet across the entire site.

More specific topographic conditions are discussed in Threshold 14.a, Landslide Risk.

The Project proposes to add a Class V commercial winery and hotel to an existing vineyard. The Project proposes the development of a new winery and associated retail tasting room, restaurant, and a 10-room inn with associated support structures, street improvements, utility infrastructure, grass swales, and a concrete box drainage culvert. The proposed building improvements would consist of concrete, wood or steel framed one- and/or two-story structures utilizing slab on grade construction.

The Project site’s development plan indicates that the building improvements would be located in the north/northwest “hilly” portion of the site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project proposes low impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible. The upper half elevations offer views oriented to the northwest.

There are no existing on-site cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical). Furthermore, the Project site development plan does not propose the creation of cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical).

The Project rough grading will involve an estimated 7,350 cubic yards (CY) of cut and an estimated 6,121 CY of fill for a potential net export of 1,229 CY; however, it is the intent of the developer to try to balance earthwork onsite, if practical.

The grading plan provides for a 24-foot wide asphalt paved driveway single access point extending east/northeast from Calle Contento along an existing cut graded dirt road, then entering the parking lot serving the proposed winery improvements (buildings and parking lots). At the intersection of the driveway and Calle Contento, the elevations along the existing cut-graded dirt driveway are approximately 1,304 feet AMSL, and approximately 1,363 feet AMSL at high point in the parking lot. Most of this lower half is located within the 100-year flood limit (i.e., floodplain). There is one proposed parking area, and it will have a finished grade elevation ranging from approximately 1,647 to 1,663' AMSL (5% max. grade). The existing vineyard will remain generally intact.

The Calle Contento street elevations vary from approximately 1,300 to 1,309' AMSL along the Project site's frontage. Rancho California Road street elevations vary from approximately 1310' to 1315'. The natural grade of the Project site's existing and proposed vineyard areas varies from approximately 1,300 to 1,360' AMSL. As such, each of the tasting areas proposed in conjunction with the Project site development plan with finished grade elevations varying from 1,359 to 1,361' AMSL will have views oriented to the south and southwest across the vineyard area, Rancho California Road, and points beyond.

In conclusion, the Project will change the topography and surface relief features of the site. These changes will be required in order to re-contour the Project topography in a manner to accommodate surrounding wineries, single-family estate-residential homes, groves, roadways, landscaping and drainage/water quality facilities.

As designed, the changes to the topography and ground surface relief features will be in keeping with the existing and proposed physical developments adjacent to the Project site. Any impacts are considered less than significant.

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

Less Than Significant Impact

No cut or fill slopes greater than 2:1 or higher than 10 feet are being proposed in conjunction with the proposed Project site development plan.

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the Geo Report and the report's various recommendations.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance No. 457 and the current California Building Code (CBC). Impacts will be less than significant.

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

No Impact

The Project proposes to connect to an existing 18-inch sewer line in Calle Contento operated by Eastern Municipal Water District and will not utilize a subsurface sewage disposal systems or septic system. Grading will occur within the Project boundary and along Calle Contento at the Project frontage. Grading in these locations will not affect any subsurface sewage disposal systems or septic system, since none exist in these locations. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Map My County (**Appendix A**); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor's Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, **Appendix E**); Project Plans (**Appendix K**); Eastern Municipal Water District Wine Country Infrastructure Update, February 14, 2019; and Ordinance No. 457.

Findings of Fact:

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

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Subsurface soil exploration of the Project site was performed on February 1, 2022, by ESGS. A truck mounted hollow-stem-auger drill rig was utilized to drill seven (7) borings throughout the site to a maximum depth of 8.5 feet.

The earth materials on the Project site are primarily comprised of topsoil and bedrock. A general description of the dominant earth materials observed on the site is provided below:

- Topsoil (no map symbol): Residual topsoil, encountered in the upper 1 to 2 feet, blankets the Project site and underlying bedrock. These materials were noted to be generally light brown to dark brown, silty sand and clayey sand which were very porous, dry to slightly moist and in a loose to medium dense state.
- Quaternary Pauba Formation (map symbol Qps): Pauba Formation bedrock was generally encountered below the topsoil to the full depth of the exploration. These materials primarily consisted of light brown to dark yellowish brown, fine to coarse grained sandstone with varying amounts of silt and clay. These materials were generally noted to be dry to slightly moist, medium dense to very dense.

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering.

Lastly, water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags.

Therefore, based upon the required compliance with these regulations and County ordinances, impacts related to soil erosion are anticipated to remain less than significant.

b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact

Preliminary laboratory test results from the *Geo Report* indicate that the soils onsite exhibit a VERY LOW expansion potential as classified by the 2022 CBC Section 1803.5.3. Since the onsite soils exhibit expansion indices of 20 or less, the design of slab on grade foundations is exempt from the procedures outlined in Section 1808.6.1 or 1808.6.2. Consistent with Ordinance No. 457, each building pad will be evaluated for its expansive potential and foundation design parameters will be incorporated.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project would not be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property; with adherence to listed regulations and County ordinances, impacts would remain less than significant level and no mitigation is required.

- c) *Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact

The Project site is located within the wastewater/sewer service boundary of the Eastern Municipal Water District (EMWD). The Project proposes to connect to an existing 18-inch sewer line in Calle Contento operated by Eastern Municipal Water District and will not utilize a septic system.

The County's Department of Environmental Health's Local Agency Management Program has listed the Wine Country as an area of special concern, meaning there is an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area (which includes the Project). With aggregate waste flows significantly greater than 1,200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site wastewater treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site wastewater treatment must meet National Sanitation Foundation (NSF) performance standards. All pretreatment equipment must be certified by the NSF.

The Project is proposing to connect to existing sewer lines operated by the Eastern Municipal Water District (EMWD), therefore, any soil constraints that would affect septic or alternative waste disposal systems are not applicable to the proposed Project. There would be no impacts and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site. ☐ ☐ ☒ ☐

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

Source(s): *Map My County (Appendix A); Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map;" Ordinance No. 484 (An Ordinance of the County of Riverside for the Control of Blowing Sand); and Ordinance No. 457.*

Findings of Fact:

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

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction Best Management Practices (BMP) per the California Stormwater Quality Association Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff. This is a standard condition for the County of Riverside as well as compliance with required state regulations and is not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS Would the Project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐
☐
☒
☐

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐
☐
☒
☐

Source(s): *Mexin Teme Winery, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., 9-15-2022 (AQ/GHG Study, **Appendix B**); and Riverside County 2019 Climate Action Plan (CAP).

Note: Any tables or figures in this section are from the *AQ/GHG Study*, unless otherwise noted.

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County 2019 Climate Action Plan (CAP) Update was approved on December 17, 2019. The 2019 CAP Update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan.

The implementation mechanisms for the CAP are the Screening Tables for New Development. The Screening Tables allow new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. Additionally, Riverside County's CAP details policies to reduce emissions from municipal and community-wide sources, including emissions from existing buildings and new development.

Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. A threshold level above 3,000 MTCO₂e per year will be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

The screening tables are set up similar to a checklist, with points allocated to certain elements that reduce GHG emissions. If a project garners 100 points (by including enough GHG reducing elements), then the project is considered to be consistent with Riverside County's plan for reducing GHG emissions.

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. **Table 20-1, Construction Greenhouse Gas Emissions** shows the Project's construction-related greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 20-1
Construction Greenhouse Gas Emissions**

Activity	Emissions (MTCO ₂ e/yr.) ¹		
	Onsite	Off-site	Total
Site Preparation	1.52	0.09	1.61
Grading	3.65	16.38	20.03
Building Construction	182.37	56.12	238.49
Paving	5.93	0.74	6.67
Architectural Coating	1.28	0.34	1.62
Total	194.75	73.67	268.42
Amortized over 30 years²	6.49	2.46	8.95

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year

² The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations

Operational Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in **Table 20-2, Operational Greenhouse Gas Emissions**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 20-2
Operational Greenhouse Gas Emissions**

Emission Source	GHG Emissions (MTCO₂e/yr.)¹
Mobile Source	537.39
Energy Source	260.52
Area Source	0.00
Water	14.94
Waste	58.39
Stationary Sources	5.34
Construction (30-year amortization)	8.95
Total Annual Emissions	885.53
Riverside County CAP Screening Threshold	3,000
Exceed CAP Threshold?	No

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year

The analysis first compares the Project's GHG emissions to the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 MTCO₂e. As shown in **Table 20-2**, Project GHG emissions would not exceed 3,000 MTCO₂e based on the unmitigated business as usual scenario. Therefore, the Project is not required to implement any mitigation measures or prepare the CAP Screening Table analysis. Impacts will be less than significant.

It should be noted that the Project will be required to comply with the Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-15**), listed in Section 6 (Air Quality) of this Initial Study which will also help reduce potential Project-related GHG emissions as well.

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact

The Project is required to comply with the local, regional and State established GHG plans. By complying with the County's General Plan, Riverside County CAP, the SCAQMD recommended thresholds of significance, and the State of California Green Building Code, the Project would be consistent with the applicable plans, policies and regulations adopted for the purpose of reducing greenhouse gas emissions. The analysis in Threshold 20.a demonstrates the Project will not result in significant GHG emissions. Therefore, impacts related to regulatory compliance will also be less than significant.

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

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Phase I Environmental Site Assessment of Agricultural Vineyard Property Assessor's Parcel Number 943-250-019*, prepared by Earth Strata Geotechnical Services, Inc., 1-6-2022 (*Phase I ESA, Appendix F*); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

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

Less Than Significant Impact

The proposed Project could result in a significant hazard to the public if the Project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed Project is located within a primarily winery area and is not located in an industrial area. The proposed Project does not place housing near any hazardous materials facilities. No housing is proposed. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the winery (a commercial operation).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to Project operation, widely used hazardous materials common at a winery, offices, restaurant, and hotel uses include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

- 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?*

Less Than Significant Impact

The *Phase I* ESA conducted for the Project site did not reveal evidence of recognized environmental conditions or concerns in connection with the Project site.

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with a winery, tasting room, offices, restaurant, hotels, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a residential use.

Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the drainage facilities. The use of such materials will be in accordance with state and federal regulations pertaining to their use. Therefore, the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project will be constructing a winery, tasting room, offices, restaurant, hotel, parking, drainage facilities, water lines, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on Calle Contento Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere with, an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

- d) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?*

No Impact

The following are the closest existing school to the Project site:

- St. Jeanne De Lestonnac School: located approximately 1.32 miles southwesterly of the Project site;
- Vintage Hills Elementary School: located approximately 2.19 miles southwesterly of the Project site; and
- Temecula Middle School: located approximately 2.3 miles westerly of the Project site.

There are no existing schools located within one-quarter mile of the Project site. There are no proposed schools located within one-quarter mile of the Project site.

Based on this information, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts will occur.

- e) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact

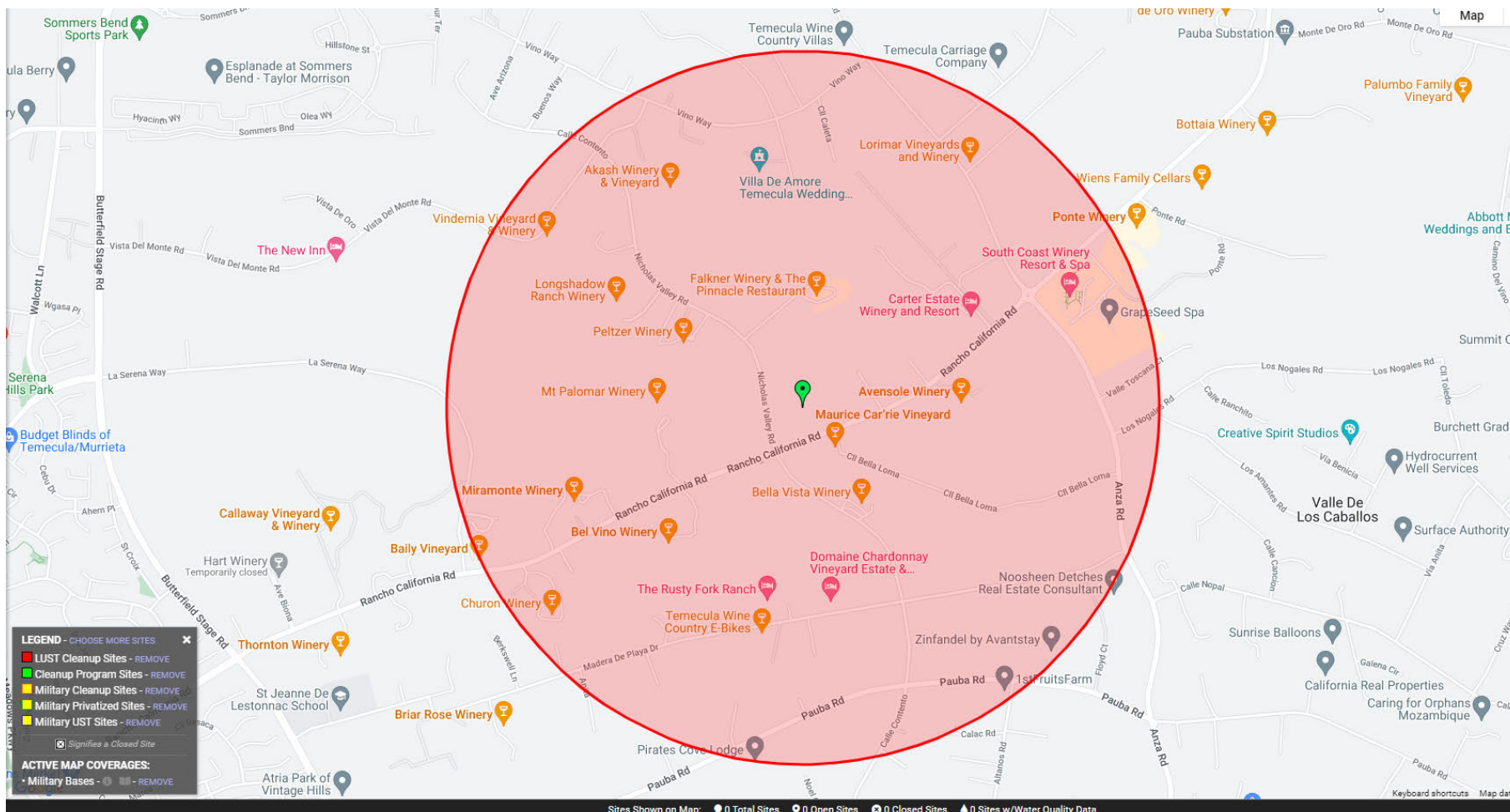
The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 21-1, Geotracker Site**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The DTSC's EnviroStor site does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 21-2, *EnviroStor Site***.

FIGURE 21-1
GeoTracker Site



Source: GeoTracker <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=39750+De+Portola+Rd%2C+Temecula%2C+CA+92592>

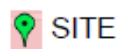
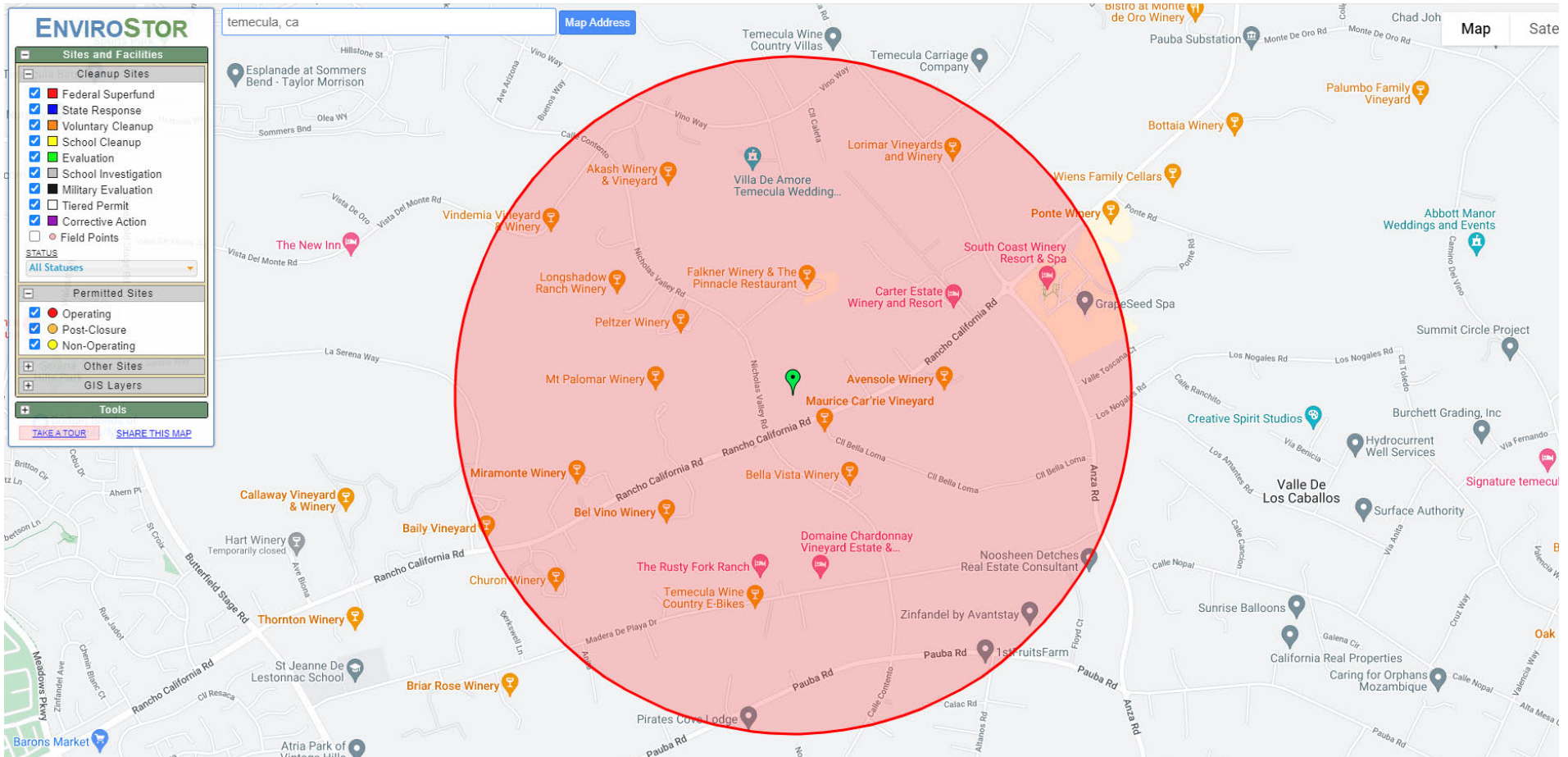


FIGURE 21-2a
Envirostor Site



Source: Envirostor <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=39750+De+Portola+Rd%2C+Temecula%2C+CA+92592>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These conclusions are supported by the information contained in the *Phase I ESA*. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations;" *Map My County (Appendix A)*; *SWAP Figure 5, French Valley Airport Influence Area*; AirNav.com website; and Google Maps.

Findings of Fact:

a) *Result in an inconsistency with an Airport Master Plan?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 4.2 miles northwesterly of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b) *Require review by the Airport Land Use Commission?*

No Impact

Please reference the discussion in Threshold 22.a. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport is the French Valley Airport, which is located over 4.2 miles

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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northwesterly of the Project site. This criterion is not applicable to the Project. No impacts will occur.

- c) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?*

No Impact

The Project site is not located in an area which is governed by an airport land use compatibility plan. The closest airport is the French Valley Airport, which is located over 4.2 miles northwesterly of the Project site. Therefore, this criterion is not applicable to the Project. No impacts will occur.

- d) *For a project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?*

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 1.33 miles to the southwesterly of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 3.9 miles southwesterly of the Project site. These distances are out of the immediate vicinity of the Project Site.

Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area from a private airstrip, or heliport. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY Would the Project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Preliminary Geotechnical Interpretive Report, Proposed Winery, Assessor's Parcel Number 943-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (*Geotech Report, Appendix E*); *Mexin Winery Development, 33990 Rancho California Road, Hydrology Study*, prepared by Valued Engineering, Inc., 7-2022 (*Hydro Study, Appendix G1*); *County Project Specific Water Quality Management Plan, Santa Margarita Region of Riverside County, Mexin Winery*, prepared by Valued Engineering, Inc., 11-17-2022 (*WQMP, Appendix G2*); *Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor's Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (*Geo Report, Appendix E*); FEMA website; Rancho California Water District 2020 Urban Water Management Plan (RCWD 2020 UWMP); Metropolitan Water District 2020 Urban Water Management Plan (MWD 2020 UWMP); Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program); Ordinance No. 754 (As Amended through 754.2; An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls); Riverside County General Plan, Safety Element, Figure S-9 *Special Flood Hazard Areas*, and Figure S-10 *Dam Failure Inundation Zone*; Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazard Areas*; Project Plans (**Appendix K**); and *Map My County*, (**Appendix A**).

Findings of Fact:

- a) *Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact

The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program. A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

The Project Water Quality Management Plan (WQMP) indicates the site is located in the Gertrudis Hydrologic Subarea and the Auld Hydrologic Unit of the larger Santa Margarita Region Watershed. The Santa Margarita Region basin is one of nine watershed basins within the state, and encompasses an area of approximately 750 square miles, most of which (±550 sq. mi; 73%) is located in Southwest Riverside County and the balance (±200 sq. mi; 27%) located in northern San Diego County. The Santa Margarita Watershed basin includes the Riverside County areas of Temecula, Murrieta, Wildomar, and a small portion of southern Menifee, while the areas within San Diego County include Fallbrook, and Camp Pendleton. The Project site and surrounding area fall under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB). Discharges are regulated through the Regional Municipal Separate Sewer System (MS4) Permit (Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100, NPDES No. CAS0109266) pursuant to section 402(p) of the Federal Clean Water Act.

The Project site is tributary to Santa Gertrudis Creek which extends approximately west of the Project site to its confluence with Murrieta Creek, just west of Interstate 15 (I-15). From there, storm water flows south/southeast within Murrieta Creek along the eastern foothills of the Santa Ana Mountains to the Santa Margarita River, through the Santa Ana Mountain Range (aka the "Rainbow Gap"), and through Camp Pendleton before discharging into the Pacific Ocean. **Table 23-1, Receiving Water Body Characteristics**, shows the designated beneficial uses and contaminants of interest to the U.S. Environmental Protection Agency (USEPA) regarding regional water quality of the water bodies downstream of the Project.

Table 23-1

Receiving Water Body Characteristics

Receiving Waters	USEPA Approved 303(d) List Impairments ¹	Designated Beneficial Uses ²
Santa Gertrudis Creek	Chlorpyrifos, Enterococcus, Escherichia Coli, Fecal Coliform, Iron, Manganese	MUN, AGR, IND, PROC, REC2, WARM, WILD
Murrieta Creek	Chlorpyrifos, Copper, Iron, Manganese, Nitrogen, Phosphorus, Toxicity	MUN, AGR, IND, PROC, REC2, WARM, WILD
Santa Margarita (Upper)	Phosphorus, Toxicity	MUN, AGR, IND, REC1, REC2, WARM, COLD, WILD & RARE
Santa Margarita (Lower)	Phosphorus, Toxicity	MUN, AGR, IND, REC-1, REC-2, WARM, COLD, WILD, RARE

Source: Table A-1, WQMP 2022

¹ Per Clean Water Act Section 3.3(d) List of Impairments (i.e., pollutants of concern)

² Per the Regional Water Quality Basin Plan (see below for descriptions of use categories)

AGR = Agriculture
COLD = Cold freshwater habitat
IND = Industrial processes
MUN = Municipal water supply
RARE = Rare species habitat
REC1 = Contact Recreation
REC2 = Non-Contact Recreation
WARM = Warm freshwater habitat
WILD = wildlife habitat

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into storm water drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

A detailed *Geo Study*, *Hydro Study*, and *WQMP* were prepared for this Project. The site is relatively flat in the south and southwest portions of the site with slopes rising in the north-northeast toward a relatively prominent knoll. Existing runoff generally sheet flows to the south and southwest through the existing vineyards. In general, the onsite soils can be classified as relatively sandy and porous depending on the specific location on the Project site. The Project *Geo Report* indicates onsite soils are largely residual topsoil up to a depth of 3 feet which blankets the site and was generally dark brown, silty sand and very porous, dry, and in a loose to medium dense state. The southern portion of the site generally drains toward the southwest with average grades of 8-10% while the northern portion of the site drains toward the northwest with average grades of 1-6%. Existing runoff sheet flows to the northwest to an existing County drainage channel at the northwest corner of the site.

Development is proposed on 2.8 acres in the central portion of the 20.18-acre site and includes buildings, parking lot, landscaping, curbs, and related improvements. The Project includes an underground storage vault or cistern in the center of the site to harvest and reuse runoff and provide water quality treatment. Runoff will be collected by various inlets and flow into the cistern which is sized for a 2-year, 24-hour storm event to comply with County requirements. The cistern is large enough to filter stormwater runoff and provides sufficient volume to accommodate the increased runoff during a 2-year, 24-hour, 10-year 24-hour, and 100-year 1-hour storm event. The runoff will be stored in the underground pipe cistern and be pumped to irrigate the vineyard as available and needed. **Table 23-2, *Onsite Hydrology***, summarizes the calculations of the Hydro Study regarding the various drainage areas and sub-areas designated on the site. Table 23-2 indicates runoff volumes will increase from pre- to post-development conditions under all three storm scenarios.

**Table 23-2
Onsite Hydrology**

Drainage Areas	Acres (20.18 Total)	2-Year Combined Q ₂ (cfs)	10-Year Combined Q ₁₀ (cfs)	100-Year Combined Q ₁₀₀ (cfs)
<i>Pre-Development Conditions</i>				
A1-A6	15.84	2.88	13.54	33.91
B1-B4	4.34	2.98	8.57	16.29
<i>Post-Development Conditions</i>				
A1-A3	2.10	2.50	4.95	8.44
B1-B8	14.90	13.82	34.17	65.16
C1-C6	3.18	2.42	6.54	12.24

Source: Results Table, Hydro Study 2022

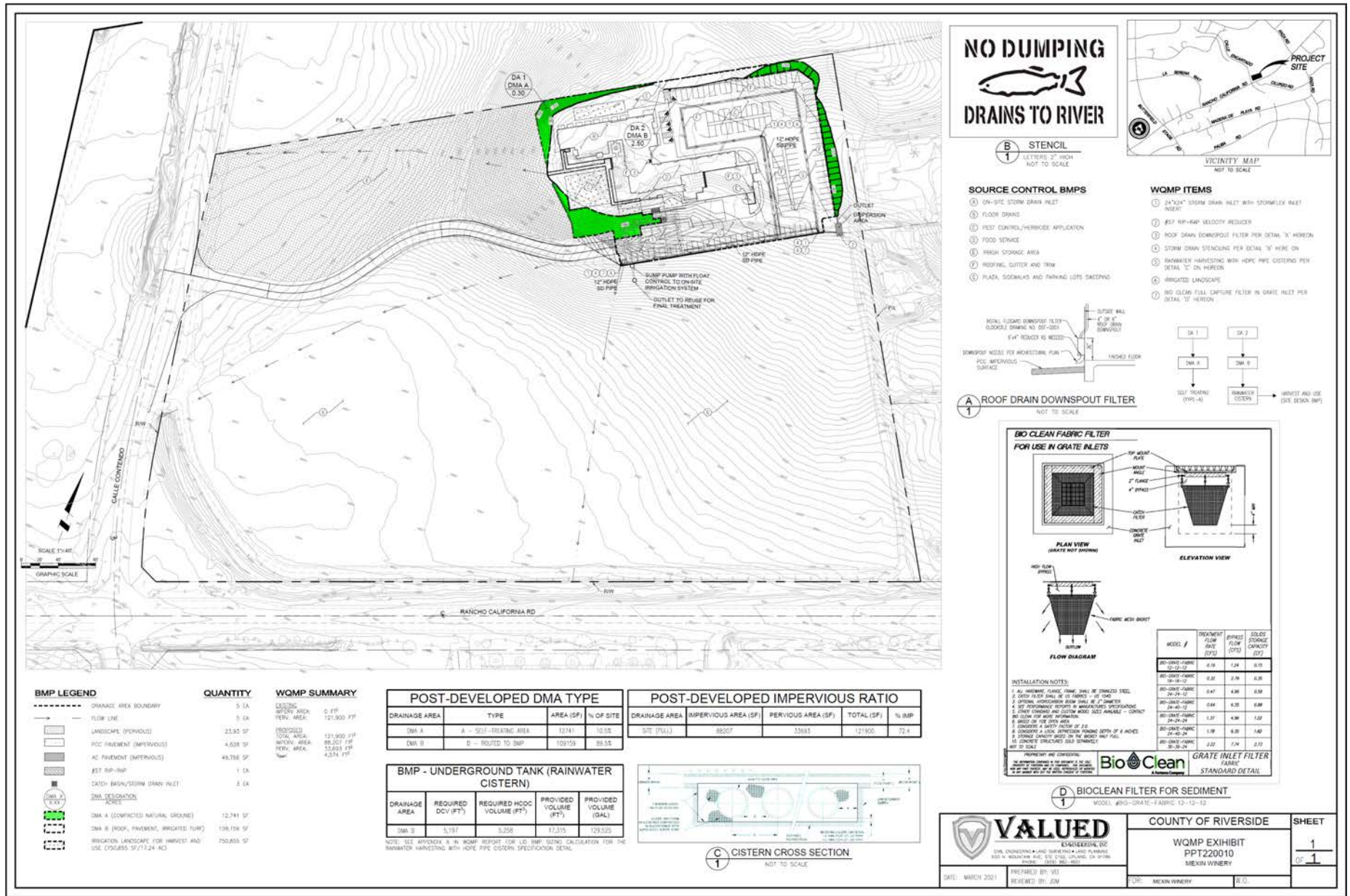
The Project proposes Underground Pipe Cisterns (UPC) to store the increase runoff from development and reuse it for irrigating the vineyards. The *Hydro Study* determined the required mitigation volume by taking the difference between pre-developed and post-developed unit hydrograph volumes for both storm durations (2-year, 24-hour and 10-year, 24-hour). The *Hydro*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Study determined that a total of 1.131 cubic feet per second (cfs) must be retained for the 10-year, 24-hour storm duration in the post-development condition. Retaining this volume will restrict the maximum allowable outflow to 8.721 cfs which is 1.131 cfs less than the 9.852 cfs estimated for the post-development condition.

Tables D-7 and D-8 in the *WQMP* indicate the Project will have 109,159 square feet of development area and the proposed UPC system will have a design capture volume (DCV) of 5,197 cubic feet but a proposed retention volume of 17,315 cubic feet which will allow up to 12,118 cubic feet of additional storage for slow release to irrigate the onsite vineyards. In addition to this structural source control best management practice (BMP), the Project will implement a number of operational source control BMPs as outlined in the *WQMP*. The layout of BMP improvements is shown in **Figure 23-1, Project Water Quality Plan**.

FIGURE 23-1
Project Water Quality Plan Map



Source: WQMP (Appendix G2)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All new development in the County of Riverside is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the 2013 Santa Margarita MS4 Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB) within the Santa Margarita watershed. According to the *WQMP*, the Project will be required to implement applicable requirements of the Statewide Construction General Permit.

The Project proposes the development of a new winery, retail tasting room, with associated support structures, street improvements, utility infrastructure, storm drain, underground water quality cistern, etc. The proposed conditions presented by the Project's site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and incorporating infiltration areas to mitigate increases in peak storm runoff quantities.

The Project site clearing and grading phases would disturb surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, bare soil may be subject to wind and water erosion. However, the Project proposes to landscape approximately 28,914 square feet of the site with lawn and landscaped planters which will be 0.66-acre or 3.3 percent of the (total) site. In addition, approximately 751,808 square feet or 17.26 acres (85.5% of the site) will remain in vineyard plantings; refer to the Landscape Plan, in the Project Plans (**Appendix K**).

Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP). Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

Implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts will be less than significant.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD) which gets its water from a variety of sources. The natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District (MWD) of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses within the RCWD service area is a blend of well water (50%) and import water (45%). The RCWD-managed groundwater basins are estimated to hold over 2 million acre-feet of water. The annual safe yield of these basins is approximately 30,000 acre-feet per year, which

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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meets nearly half of RCWD's needs.

Surface water from Vail Lake and Lake Skinner is used to help replenish RCWD groundwater supplies through recharge operations. All aquifers managed by RCWD are located in the Santa Margarita Watershed. Oversight of all groundwater production within the Santa Margarita Watershed falls under the continuing jurisdiction of the United States District Court, San Diego and is administered under the auspices of a court appointed water master (the "Santa Margarita Water Master"). Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California. According to the *MWD 2020 UWMP*, over 90 percent of the groundwater used in Metropolitan's service area is produced from adjudicated or managed groundwater basins.

Infiltration testing for water quality treatment areas on the Project site in conjunction with the proposed winery development indicated relatively fast infiltration rates due to the underlying sandy soils. The Project site, in its current vacant condition, allows percolation on virtually all of the site. When developed, a maximum of 2.8 acres or 14 percent of the site will contain impervious surfaces. The remaining 17.4 acres or 86 percent of the site will still allow for percolation of precipitation back into the local groundwater.

Except in the areas being graded in conjunction with the proposed Project development, the site will remain in its existing condition. Driveways and access roadways will be constructed to the minimum widths required and on-site parking is being held to minimum requirements to minimize impervious areas. Paved walkways are being limited to those areas in the vicinity of the proposed buildings. Where feasible, the runoff from the building roof areas will be directed to landscaped areas prior to entering the on-site storm drain system.

Impervious areas have been designed to drain to localized landscaping areas that have been designed as infiltration areas. Landscaping is designed per landscaped architectural plans consistent with County standards. There are no sediment producing pervious areas. Other areas that can be called Self-Treating have been annotated on the Project Plans and utilized as self-treating areas.

In addition, the proposed Project development will utilize low impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible and a combination of the landscaped areas and UPC to address water quality and increased runoff mitigation.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific *WQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge on the majority of the site (86%). This will help to offset any potential effects on groundwater recharge from other non-pervious elements of the proposed Project.

Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts are considered less than significant, and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?*

Less Than Significant Impact

A detailed *Geo Study*, *Hydro Study*, and *WQMP* were prepared for this Project. Threshold 23.a above indicates the site is relatively flat in the south and southwest portions of the site with slopes rising in the north-northeast toward a relatively prominent knoll. Existing runoff generally sheet flows to the south and southwest through the existing vineyards. In general, the onsite soils can be classified as relatively sandy and porous depending on the specific location on the Project site. The Project *Geo Report* indicates onsite soils are largely residual topsoil up to a depth of 3 feet which blankets the site and was generally dark brown, silty sand and very porous, dry, and in a loose to medium dense state. The southern portion of the site generally drains toward the southwest with average grades of 8-10% while the northern portion of the site drains toward the northwest with average grades of 1-6%. Existing runoff sheet flows to the northwest to an existing County drainage channel at the northwest corner of the site.

Development is proposed on 2.8 acres (14%) in the central portion of the 20.18-acre site and includes buildings, parking lot, landscaping, curbs, and related improvements. The Project includes underground storage cisterns in the center of the site to harvest and reuse runoff and provide water quality treatment. When developed, the remaining 17.4 acres or 86 percent of the site will still allow for runoff to follow its existing natural directions. Runoff to the northwest eventually reaches a County drainage channel at the northwest corner of the site.

According to the *Project Plans*, the *Hydro Study*, and the *WQMP*, the post-Project drainage pattern will remain essentially the same as in the pre-Project condition. The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

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 through the addition of impervious surfaces. Any impacts will be less than significant, and no mitigation is required.

- d) *Would the Project result in substantial erosion or siltation on-site or off-site?*

Less Than Significant Impact

Refer also to Threshold 23.a above pertaining to the potential for erosion to occur with Project implementation. Existing and proposed drainage conditions are summarized under Threshold 23.c. Furthermore, the post-Project drainage pattern will remain essentially the same as in the pre-Project condition. The *Hydro Study* and the *WQMP* demonstrate how runoff within the developed portion of the site will be collected and diverted to underground storage cisterns for flood control and water quality purposes, including control of erosion from runoff. The remaining 86% of the site will be vineyards and runoff will be controlled as it is at present. Implementation of the Project as proposed would therefore not result in substantial erosion on-site or off-site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. However, in this case the *WQMP* must be reviewed and approved by the SDRWQCB. These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

The Project will not result in substantial erosion or siltation on-site or off-site. Any impacts will be less than significant, and no mitigation is required.

- e) *Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?*

Less Than Significant Impact

The Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) program, establishes flood zones to establish insurance rates for urban, suburban, and rural land uses in the United States. FIRM Map³ Panel 06065C2740G dated 8/28/2008 indicates the Project site is classified in Flood Zone X which means “areas determined to be outside the 0.2% annual chance floodplain”. This zone corresponds to areas outside the 100-year floodplain.

A detailed description of the post-Project drainage system design is included in Thresholds 23.a and 23.c. The *Hydro Study* and *WQMP* demonstrate that the Project has been designed so that no substantial increase in surface runoff would occur with Project implementation.

The proposed conditions presented by the Project’s site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and maintains existing infiltration areas to mitigate increases in peak storm runoff quantities. In addition, water stored in the UPC system will be released as available and needed for vineyard irrigation.

These elements mitigate the proposed increases in the imperviousness over the existing conditions while allowing for the installation of all the proposed impervious elements. Using this type of treatment control plan, the Project design has minimized the proposed impervious area footprint as much as feasible without sacrificing design and use elements.

The *Hydro Study* and *WQMP* demonstrate the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Any impacts from implementation of the Project will be less than significant, and no mitigation is required.

³ FEMA National Flood Hazard Layer (NFHL) Viewer <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) *Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact

A detailed description of the post-Project drainage and water quality system design is included in Thresholds 23.a and 23.c. The *Hydro Study* and the *WQMP* demonstrate how runoff within the developed portion of the site will be collected and diverted to underground storage cisterns for flood control and water quality purposes. The remaining 86% of the site will be vineyards and runoff will be controlled to minimize erosion and loss of soil. The post-Project drainage pattern will therefore remain essentially the same as in the pre-Project condition, so Project implementation would not result in an increase in the volume or rate of runoff from the Project site under post-development conditions.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. The incorporation of BMP's during construction and operation would ensure that the Project does not result in substantial additional sources of polluted runoff either onsite or that could reach downstream properties.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, would be less than significant.

- g) *Would the Project impede or redirect flood flows?*

Less Than Significant Impact

As outlined in Threshold 23.e above, the FEMA FIRM program establishes flood zones to establish insurance rates for urban, suburban, and rural land uses in the United States. FIRM Map Panel 06065C2740G dated 8/28/2008 indicates the Project site is classified in Flood Zone X which means "areas determined to be outside the 0.2% annual chance floodplain". This zone corresponds to areas outside the 100-year floodplain.

A detailed description of the post-Project drainage system design is included in Thresholds 23.a and 23.c. The *Hydro Study* and *WQMP* demonstrate that the Project has been designed so that no substantial increase in surface runoff would occur with Project implementation either onsite or onto downstream properties. Therefore, the Project would not impede or redirect flows. Any impacts will be less than significant, and no mitigation is required.

- h) *In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?*

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As outlined in Threshold 23.e above, the FEMA FIRM program establishes flood zones to establish insurance rates for urban, suburban, and rural land uses in the United States. FIRM Map Panel 06065C2740G dated 8/28/2008 indicates the Project site is classified in Flood Zone X which means “areas determined to be outside the 0.2% annual chance floodplain”. This zone corresponds to areas outside the 100-year floodplain.

This information is consistent with Figure 10 (Special Flood Hazard Areas) of Riverside County’s Southwest Area Plan which shows that the Project site is not within the Special Flood Hazard Area or a Dam Inundation Area. The Project site is located approximately 3.8 miles south of Lake Skinner and 9 miles south of Diamond Valley Lake. However, given the terrain of the region, the inundation areas for those two reservoirs through the French Valley and Temecula Valley northwest and west of the Project area, respectively.

The Project site is located approximately 34 miles northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis is negligible.

Similarly, the Project site not located adjacent to a body of water; a seiche is a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement. As outlined above, the Project site is located approximately 3.8 miles south of Lake Skinner and 9 miles south of Diamond Valley Lake. Therefore, the risk to the Project site associated with a seiche is negligible.

In summary, the Project site development area is not located within a flood hazard, tsunami, or seiche zone. Any impacts would be less than significant, and no mitigation is required.

- i) *Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less Than Significant Impact

The Project *WQMP* has been prepared specifically to comply with the requirements of Ordinance No. 754 (Riverside County Water Quality Ordinance) which includes the requirement for the preparation and implementation of a Project-Specific *WQMP*.

The Project site is located in the Santa Margarita Region Watershed, within the jurisdiction of the San Diego Regional Board, where discharges are regulated through the Regional Municipal Separate Sewer System (MS4) Permit (Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100, NPDES No. CAS0109266) pursuant to section 402(p) of the Federal Clean Water Act.

With adherence to and implementation of the conclusions and recommendations set forth in the Project *WQMP*, Project site development will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the Project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐
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Source(s): Riverside County General Plan Land Use Element; Project Plans (**Appendix K**); *Map My County* (**Appendix A**); and **Figure 6, Zoning Classifications**, provided in Section II, of this Initial Study.

Findings of Fact:

a) *Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant Impact

The General Plan land use designations for the site, as well as for the properties north, west, east, and south from the Project site is Agriculture. The Project will be consistent with the land use designations and policies of the General Plan and no change to the existing General Plan land use designation for the subject property is proposed or required.

The current zoning for the Project site is WC-W (Wine Country – Winery) which allows for wineries as a permitted use. The WC-W zone allows for farming operations of crops, orchards, groves, and vineyards. The Project will include vineyard planting as required per the Temecula Wine Country Policy Area. A Class V Winery can include special occasion facilities, outdoor events, wine country hotels, and spas. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. No change to the zoning is proposed.

The Project site is surrounded by properties which are zoned as follows:

North: Citrus / Vineyard – 20 acre minimum lot size (C/V-20)
South: Wine Country – Winery (WC-W)
East: Citrus / Vineyard – 20 acre minimum lot size (C/V-20)
West: Citrus / Vineyard (C/V)

The Project is consistent with the existing zoning of the Project site and is compatible with the zoning on surrounding properties. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards. There are residential dwellings and wineries surrounding the Project site. The Project site is not located within a specific plan area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on this information, the Project will not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts will be less than significant.

b) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Less Than Significant Impact

The Project is consistent with the existing and proposed General Plan land use designations, zoning and surrounding land uses. The site is currently vacant, with the majority of the site planted with grapevines, and therefore, does not support any low-income or minority communities onsite. The area surrounding the Project is either currently developed with winery/vineyard/hotel/restaurant uses or is planned for these types of uses. Large estate residences or equestrian horse ranches are also within the vicinity. Therefore, the proposed land uses are not anticipated to result in disruption of the surrounding community.

The Project does not propose any new area roadways or other features that would have the potential to create a physical division within the existing community. Based on this information, the proposed Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the Project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, *Multipurpose Open Space Element*, Figure OS-6, *Mineral Resources Area*; *Map My County (Appendix A)*; mindat.org website; and Google Maps.

Findings of Fact:

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

No Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The State Mining and Geology Board has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area," the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts will occur.

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?

No Impact

As stated in Threshold 25.a, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts will occur.

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

No Impact

The Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

The closest identified mine(s) (historic) in proximity to the Project site are:

- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 5.6 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 7.5 miles southwesterly of the Project site; and
- Parkwest Industrial Center Pit (Latitude 33.45277, Longitude -117.125831), located approximately 7.5 miles southwesterly of the Project site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

NOISE Would the Project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (Appendix A)*; Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map; **Figure 4, Aerial Photo**, provided in Section I of this IS; and Google Maps.

Note: Any tables or figures in this section are from the *Noise Study*, unless otherwise noted.

Findings of Fact:

- a) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?*

No Impact

The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the French Valley Airport which is located 4.6 miles northwest of the Project site (reference **Figure 4, Aerial Photo**, provided in Section I of this IS). Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. There will be no impacts and no mitigation is required.

- b) *For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?*

No Impact

Based on a review of an aerial photo of the Project site and its immediate environs (reference **Figure 4, Aerial Photo**, provided in Section I of this IS), the proposed Project is not located within the vicinity of a private airstrip or heliport. The closest private airstrip is the Temecula Valley Airpark which is located approximately 1.4 miles south-southwest of the Project site and the closest heliport is at the Temecula Valley Hospital located approximately 4.0 miles southwest

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts will occur, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

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b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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☒
☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Plans (**Appendix K**); and *Mexin Teme Winery, Noise Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., 9-15-2022 (*Noise Study, Appendix H*).

Findings of Fact:

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?*

Less Than Significant with Mitigation Incorporated

Noise Characteristics

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally defined as unwanted sound. Sound is characterized by various parameters which describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound wave. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure ratio to the faintest sound detectable by a keen human ear is called a decibel (dB).

Because sound or noise can vary in intensity by over one million times within the range of human hearing, decibels are on a logarithmic loudness scale similar to the Richter Scale used for earthquake magnitude. Since the human ear is not as equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A-weighting" written as "dBA." Any further reference to decibels written as "dB" should be understood to be A-weighted values.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called "Ldn") is used for noise exposure planning. Ldn is almost equivalent to CNEL.

CNEL or Ldn-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.). Since local jurisdictions cannot regulate the noise generator, they exercise land use planning authority on the receiving property. Uses that are amenable to local control are generally considered "stationary sources." Local jurisdictions generally regulate the level of noise that one use may impose upon another.

One noise source associated with land use intensification governed by local regulation is noise from construction activities. Construction noise is exempted from requirements during the hours from 7:00 a.m. to 6:00 p.m. on weekdays. Construction noise impacts are only considered to be significant if they occur outside these allowed hours on weekdays or at any time on Sundays and holidays.

Project Noise Setting

A comprehensive noise study was prepared for the proposed Project (*Noise Study*). The existing noise environment for the Project site and surrounding areas has been established based on noise measurement data collected for the *Noise Study*. The Project site is located in a rural/agricultural area and the primary source of noise in the area is traffic on Rancho California Road and other nearby roadways. The *Noise Study* measured ambient noise levels near the Project site ranging from a low of 49.1 dBA Leq in the evening to a high of 65.8 dBA Leq during the day and a maximum CNEL of 66.8 dBA.

There are several noise sensitive receptors surrounding the project site, including an existing residential home located 300 feet to the east, and the existing Maurice Car'rie Vineyard located across Rancho California Road located 100 feet to the south across Rancho California Road.

Riverside County Noise Standards

For noise sources generated on private property (such as the proposed Project), the appropriate noise standards, as contained in the Riverside County Noise Element indicates the normally acceptable noise level (i.e., Community Noise Equivalent Level or CNEL) for residential properties is less than 60 dBA. Similarly, the County's Stationary Source Noise Standards for residential uses are 65 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m. However, it should be noted these are only preferred standards and the final decisions is made by the Riverside County Planning Department and Office of Public Health based on the County's General Plan Policy N-2.3 Stationary Source Land Use Noise Standards. In addition, Ordinance No. 847 establishes a maximum noise standard of 45 dBA (Lmax) at any time for rural land uses such as those surrounding the Project site (i.e., in Rural Residential and Rural Mountainous zones).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Noise Impacts

Temporary construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway paving, and finally for finish construction. The nearest major construction activities are expected to occur at approximately 300 feet from the nearest sensitive residential property to the east.

The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. The loudest earth-moving noise sources will therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other topographical barriers to interrupt line-of-sight conditions, the potential "noise envelope" around individual construction sites is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

The *Noise Study* evaluated potential noise impacts during all expected phases of construction, including demolition, site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over an 8-hour period to the nearest adjacent property. **Table 27-1, Project Construction Noise Impacts** shows noise levels of typical equipment that will be used to construct the Project as well as the anticipated noise levels at the nearest sensitive receptors to the Project site. **Figure 27-1, Noise Monitoring Locations**, shows the locations that were selected based on the proximity and location to adjacent sensitive receptors.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 27-1
Project Construction Noise Impacts**

Phase	Equipment	Quantity	Equipment Noise Level at 50 feet (dBA Leq)	Combined Noise Level (dBA Leq)
Site Preparation	Rubber Tired Dozers	1	77.7	82.0
	Tractors/Loaders/Backhoes	1	80.0	
Grading	Graders	1	81.0	84.6
	Rubber Tired Dozers	1	77.7	
	Tractors/Loaders/Backhoes	1	80.0	
Building Construction	Cranes	1	72.6	83.9
	Forklifts	2	71.0	
	Tractors/Loaders/Backhoes	2	80.0	
Paving	Cement and Mortar Mixers	4	74.8	82.7
	Pavers	1	74.2	
	Paving Equipment	1	73.0	
	Rollers	1	73.0	
Architectural Coating	Air Compressors	1	73.7	73.7
Worst Case Construction Phase Noise Level - Leq (dBA)				84.6

As shown in **Table 27-1**, the Project is expected to generate noise levels which range from 73.7 dBA to 84.6 dBA at 50 feet.

There are no specific performance standards that apply to construction, but these short-term noise impacts are typically minimized by time restrictions placed on grading permits. Per Ordinance No. 847, the following noise restrictions apply to the proposed Project:

- Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.


This is a standard condition and is not considered unique mitigation under CEQA. In addition, the *Noise Study* recommended four (4) “project design features” to reduce construction noise impacts which have been incorporated into this CEQA document as **Mitigation Measures MM-NOI-1** through **MM-NOI-4** so the County can adequately monitor their implementation.

Adherence to the recommended construction mitigation measures will ensure that noise impacts from Project construction will remain at less than significant levels and will help minimize annoyance in the surrounding community. These measures will apply to all Project-related construction activities.

FIGURE 27-1
Noise Monitoring Locations



Legend:

 = Long Term (24-Hr) Noise Monitoring Location

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation Noise Impacts

The *Noise Study* estimated the noise levels that could be generated by the Project and compared it to the standards established in the County's General Plan and Noise Ordinance. The primary source of operational noise includes HVAC mechanical equipment, parking lot noise, truck loading and unloading activities, and outdoor dining and wine tasting with acoustical music. The *Noise Study* did not consider noise impacts from occasional outdoor special events with amplified music and large crowds since the Project proposes no such uses. In addition, the project will implement **Mitigation Measures MM-NOI-5** through **MM-NOI-9** to restrict noise during operation of the winery. With implementation of these measures, noise impacts of project operation will be reduced to less than significant levels.

On-site stationary noise impacts were assessed at the adjacent property lines of the sensitive noise receptors surrounding the Project site. Sensitive land uses surrounding the proposed project site include existing residential uses to the east and the existing Maurice Car'rie Vineyard located south of Rancho California Road. HVAC equipment will be generally located on the flat roof area of the building. All HVAC equipment is expected to be shielded from the line of sight of the adjacent sensitive receptors by a parapet wall.

On-site vehicular noise would occur from vehicle engine idling and exhaust, doors slamming, tires screeching, people talking, and the occasional horn honking. Parking lot activity is expected to occur along all Project driveways, parking lots and loading areas. Truck loading and unloading activities are expected to occur near the southeast corner of the proposed wine production build at a designated delivery area. Outdoor dining and wine tasting will take place on the west and south side of the building (patio and lawn areas), adjacent to the restaurant, wine tasting room and hotel. Outdoor dining noise would include normal conversational noise but no amplified speaker noise as discussed above.

The *Noise Study* determined that levels generated by the Project would not exceed the County's daytime noise standards at all three receptor locations which is 65 dBA Leq (General Plan Standard) and 45 dBA Lmax (Ordinance No. 847 Standard) from 7:00 a.m. to 10:00 p.m. It also determined that noise levels would also not exceed the County's nighttime noise standards at all three receptor locations which is 45 dBA Leq (General Plan Standard) and 45 dBA Lmax (Ordinance No. 847 Standard) from 10 p.m. to 7 a.m. **Table 27-2, Project Operational Noise Impacts**, summarizes the Project noise impacts at the nearest sensitive receptors.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 27-2
Project Operational Noise Impacts**

Noise Condition	Exterior Noise Level dBA ¹		
	Receptor PL-1	Receptor PL-2	Receptor PL-3
Daytime (7am – 10 pm)			
Existing Ambient Measurement (Leq)	46.7	46.7	57.3
Project Noise Contribution (Leq)	44.4	37.9	36.5
Ordinance No. 847 Noise Level Criteria (Lmax)	45.0	45.0	45.0
General Plan Noise Level Criteria (Leq)	65.0	65.0	65.0
Noise Level Exceeds Standard?	No	No	No
Nighttime (10pm – 7am)			
Existing Ambient Measurement (Leq)	41.2	41.2	48.5
Project Noise Contribution (Leq)	42.4	37.0	35.9
Ordinance No. 847 Noise Level Criteria (Lmax)	45.0	45.0	45.0
General Plan Noise Level Criteria (Leq)	45.0	45.0	45.0
Noise Level Exceeds Standard?	No	No	No

Source: Tables 15 and 16 of the *Noise Study*

¹ See Figure 27-1, Noise Monitoring Locations

In addition to onsite sources, the Project is not expected to cause a substantial increase in ambient noise levels in the vicinity of the site as a result of increased traffic volume along adjacent roadways. The *Noise Study* states that it typically takes a doubling of traffic volume along a roadway to cause a significant increase in ambient noise levels of more than 3 dBA (which is the threshold of perception for noise level increases in humans). Based on the *Traffic Study*, the Project will not double the amount of traffic volumes on either Rancho California or Nicholas Valley Road either directly or cumulatively and therefore no further analysis is recommended. Impacts would be less than significant.

Although the *Noise Study* estimated the Project would have less than significant operational noise impacts, it recommended **Mitigation Measures MM-NOI-5** through **MM-NOI-9** to help assure operational noise will remain within County standards and not result in any significant noise impacts to surrounding sensitive receptors as outlined in Ordinance No. 847.

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Less Than Significant Impact

The *Noise Study* included an assessment of vibration impacts using referenced vibration levels and methodology set forth in the Caltrans Transportation and Construction Induced Vibration Guidance Manual. To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structure. For the proposed Project, the closest sensitive receptors are an existing residential home located 300 feet to the east and the existing Maurice Car'rie Vineyard located across Rancho California Road located 100 feet to the south across Rancho California Road. For purposes of assessing structural impacts from vibration, the nearest sensitive

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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receptors are considered “new residential structures” and no historical or fragile buildings are known to be located within the vicinity of the site.

The construction of any phase of the proposed Project is not expected to require the use of substantial vibration-inducing equipment or activities such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be from bulldozer activity during site preparation and grading, loading trucks during excavation, and vibratory rollers during paving. Vibratory rollers would only be used on the paved surface areas of the site. **Table 27-3, Construction Vibration Levels**, shows the Project’s construction-related vibration analysis at the residential structures to the west.

**Table 27-3
Construction Vibration Levels**

Construction Activity	Distance to Closest Structure	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Vibratory Roller	50 feet	Continuous/ Frequent	0.098	Historic and Old Buildings	Strongly Perceptible
Large Bulldozer	25 feet	Continuous/ Frequent	0.089	Extremely fragile historic buildings, ruins, ancient monuments	Distinctly Perceptible
Loaded Trucks	25 feet	Continuous/ Frequent	0.076	No Impact	Distinctly Perceptible

As shown in **Table 27-3**, Project-related construction activity is not expected to cause any potential damage to the nearest structures. The annoyance potential of vibration from construction activities would range from “distinctly perceptible” to “strongly perceptible”. Therefore, potential vibration impacts from construction or operation of the Project will be less than significant and no mitigation is required.

Mitigation:

Construction

MM-NOI-1 Construction Activities. Construction-related noise activities shall comply with the requirements set forth in the County of Riverside Municipal Code Noise Ordinance No. 847. Construction shall not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September. In addition, construction shall not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

MM-NOI-2 Construction Equipment. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.

MM-NOI-3 Equipment Staging. The contractor shall locate staging areas, generators and stationary construction equipment as far from adjacent sensitive receptors as reasonably feasible.

MM-NOI-4 Pile Driving. No impact pile driving activities are expected to occur on the site during construction. If impact pile driving is required, a follow-up noise and vibration impact assessment shall be conducted, and vibration monitoring program shall be performed prior to start of any pile driving activity.

Operation

MM-NOI-5 Special Occasion Facility. As the Project involves a special occasion facility so it will implement the following:

- o The use of outdoor amplified sound (e.g. audio equipment, sound amplifying equipment, and/or performance of live music) is not permitted at any time during the operation of the winery nor the special occasions events. Operations must maintain noise levels within the standards set by Ordinance No. 847. No amplified sound shall be permitted outdoors unless an exception to Ordinance No. 847 has been applied for and approved.
- o All special event vendors (e.g., DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.
- o Padding/carpeting shall be installed under music speakers for early absorption of music.
- o Clean-up activities associated with special events shall terminate no later than midnight.
- o After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.
- o If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.
- o The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.

MM-NOI-6 Roof Equipment. All HVAC equipment shall be fully shielded behind rooftop parapet walls from the line of sight of the nearest adjacent property and outdoor guest/dining areas on the site.

MM-NOI-7 Loading Activities. Deliveries, loading and unloading activities, and trash pick-up hours shall be limited to daytime hours only (7 a.m. – 10 p.m.).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM-NOI-8 **Idling.** Engine idling time shall be limited for all delivery vehicles and moving trucks to 5 minutes or less (and appropriate signage installed).

MM-NOI-9 **Large Event Permits.** The site operator shall obtain the necessary permits through the County of Riverside prior to hosting any large outdoor special occasion events.

Monitoring:

All measures will be monitored by the applicant/operator of the winery and County staff as needed if there are complaints from surrounding sensitive receptors. If necessary, an independent noise consultant shall be retained by the applicant/operator to verify noise levels and impacts from onsite activities associated with the winery.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

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Source(s): *Map My County (Appendix A); Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor's Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (Geo Report, Appendix E); Riverside County General Plan, Figure OS-8, Paleontological Sensitivity; Map My County (Appendix A); and County Geologist.*

Findings of Fact:

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

Less Than Significant Impact

More than 400 fossil localities are known from the Pauba Formation and underlying units in the Temecula and Murrieta areas. Because of the abundance of terrestrial vertebrate fossils that have been recorded from the Pauba Formation throughout this area, the formation has been assigned a High paleontological resource sensitivity by the Division of Geological Sciences at the San Bernardino County Museum (SBCM) in Redlands.

The Project *Geo Report* indicates at least a portion of the site is underlain by the following materials:

- Topsoil (no map symbol): Residual topsoil, encountered in the upper 1 to 3 feet, blankets the site and underlying Pauba Formation. These materials were noted to be generally dark brown, silty sand which were very porous, dry to slightly and in a loose to medium dense state.
- Quaternary Pauba Formation (map symbol Qps): Pauba Formation bedrock was generally encountered below the topsoil to the full depth of our exploration. These materials primarily consisted of light brown to reddish brown, fine to coarse grained silty sand. These materials were generally noted to be dry, and in a very dense state. Typically, the upper 1 to 3 feet of this unit is slightly more weathered and not as hard with occasional lenses of less indurated rock.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Land Information System (also known as “Map My County”) assigns the area a High Paleontological Resource Potential and Sensitivity (High A) to the Project site. The High sensitivity ranking is based on the geologic formation (i.e., the Pauba Formation) or mappable rock units that contain fossilized body elements and trace fossils on or below the surface, thereby requiring paleontological study by a professional paleontologist. The surface topsoil associated with the valley bottom and is too young geologically to yield paleontological resources and is typically assigned a low paleontological sensitivity.

Although no fossil localities have previously been recorded on the Project site, the abundance of terrestrial vertebrate fossil localities (> 400) known from the Pauba Formation supports the necessity of a paleontological monitoring program. Vertebrate fossils recovered from the Pauba Formation include mammoths, mastodons, ground sloths, saber-toothed cats, tapirs, horses, camels and llamas, and abundant small vertebrates and invertebrates. There is also a potential that additional specimens of Pleistocene terrestrial mammals could be recovered during paleontological monitoring of any grading and/or other earthmoving activities is greatly enhanced.

Based on available evidence, the proposed Project site grading/earthmoving activities could potentially impact potential resources. Therefore, the applicant shall retain a qualified “project paleontologist” approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities. This action is covered by the following County standard condition:

- Prepare and implement a paleontological resource impact mitigation program (PRIMP) (COA 060 – Planning PAL – PRIMP)

This is considered a standard condition and pursuant to CEQA, is not considered mitigation. With implementation of the recommended COA, the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Plans (**Appendix K**); *Map My County* (**Appendix A**); and Riverside County General Plan Housing Element.

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

- a) *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently approximately 75% covered in vineyard plantings, plus other grasses and weeds in the hill in the north portion of the site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

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

No Impact

Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is a vineyard, winery, restaurant, and hotel, and will not generate any impacts to require additional housing. No impacts will occur.

- c) *Would the Project induce substantial unplanned 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)?*

Less Than Significant Impact

A vineyard, winery, restaurant and hotel that is consistent with the Wine Country Community Plan, the Southwest Area Plan, or the General Plan will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

30. Fire Services

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Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services?

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-95, located at 32131 South Loop Ranch, Temecula, CA 92591. This station is located approximately 2.0 miles northwesterly of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Funding for the Riverside County Fire Department (RCFD) is obtained from various sources, including the County's general fund, city general and benefit assessment funds, and other sources. RCFD capital funding is mostly provided by Development Impact Fees (DIF) collected by Riverside County or by the cities in which the specific project is located, pursuant to Ordinance No. 659. The Project is located in Area Plan 19 – Southwest Area Plan (SWAP). DIF for fire protection shall be paid prior to the issuance of a certificate of occupancy. Payment of DIF is a standard Condition of Approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Interstate 15 and Interstate 215 freeways to the west and northwest of the Project site as well as State Route 79 South to the south of the Project site. The closest station is the Southwest Sheriff's Station located approximately 4.6 miles northwesterly of the Project site at 30755 Auld Rd.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the Project must comply with Ordinance No. 659 to prevent any potential effects to sheriff services from rising to a level of significance. Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to the sheriff services. Payment of DIF is a standard Condition of Approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Temecula Valley Unified School District website; and Google Maps.

Findings of Fact:

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

No Impact

The Project is a Class V Winery to include a vineyard, a wine production and storage facility, a wine tasting room, a special occasions and restaurant facility, and a 10 room guest inn. The closest school is a private school, St. Jeanne De Lestonnac School which is located 1.32 miles southwesterly from the Project site. The next closest schools are Vintage Hills Elementary School and Temecula Middle School, which are located approximately 2.19 and 2.3 miles southwesterly of the Project, respectively. No housing, which could potentially increase the demand for school services, is being proposed. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries?

Less Than Significant Impact

The County of Riverside operates a system of thirty-five (35) libraries and two (2) book mobiles to serve unincorporated populations. The library system manages a library catalog consisting of 1.3 million items in the library system and the annual checkout of over 3.5 million books, audios and videos. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road, approximately 3.9 miles southwesterly of the Project site.

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. The Project is a Class V Winery and would result in a very limited impact on library services.

Implementation of the proposed Project is not anticipated to result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed commercial development will result in an incremental, but not significant increase the demand of library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services, are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan General Plan EIR No. 441; and Google Maps.

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

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

No Impact

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The Project is a Class V Winery and no housing component, which could increase the demand for health services, is being proposed in conjunction with the Project. The closest health services facility is the Temecula Valley Hospital approximately 3.9 miles southwesterly of the Project site. No housing, which could increase the demand for health services, is being proposed. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION Would the Project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (Appendix A); Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); and Parks & Open Space Department Review.*

Findings of Fact:

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A vineyard, winery, hotel, and restaurant do not create impacts to parks or recreational programs. No impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact

The proposed Project will not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A vineyard, winery, hotel and restaurant would not create impacts to local or regional park facilities or programs. No impacts will occur.

- c) *Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?*

No Impact

A vineyard, winery, hotel, and restaurant do not create impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

36. Recreational Trails

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- a) Include the construction or expansion of a trail system?

Source(s): Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*; Project Plans (**Appendix K**).

Findings of Fact:

- a) *Include the construction or expansion of a trail system?*

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on Rancho California Road, along the Project's southern frontage, and a Wine Country Roadside Trail along the Project's western frontage. The Project will be required to provide improvements for both trails adjacent to the Project site as part of development construction. The Project plans currently show a 14' wide trail easement inside the right-of-way (ROW) along Rancho California Road. The Project will include the construction or expansion of this trail system, which will occur during Project site improvements. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the Project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Mexin Teme Winery, Traffic Impact Analysis, County of Riverside, California*, prepared by RK Engineering Group, Inc., 7-19-2022 (*Update to the May 27, 2022 Report*) (**TIA, Appendix I1**); *Mexin Teme Winery, Vehicle Miles Traveled (VMT) Screening Analysis, County of Riverside, California*, prepared by RK Engineering Group, Inc., 5-27-2022 (**VMT Analysis, Appendix I2**); *Mexin Teme Winery, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., 9-15-2022 (**AQ/GHG Study, Appendix B**); *General Plan*; *SWAP, Figure 8, Southwest Area Plan Trails and Bikeway System*; Ordinance No. 348; *Map My County (Appendix A)*; Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); and Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Project Plans (**Appendix K**).

Findings of Fact:

- a) *Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

Less Than Significant Impact

Although the vehicle miles traveled (VMT) methodology is now applied in evaluating potential transportation impacts of a project, the County's General Plan identifies standards for maintaining an adequate level of service (LOS) for County streets and intersections which is related to traffic congestion. To evaluate Project consistency with the General Plan Circulation Element, a *Traffic Impact Analysis (TIA)* was prepared for the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project proposes a 8,836 square foot (SF) wine-tasting room, a 10-room (6,352 SF) hotel, and 4,380 SF of general light industrial use. Access to the project site will be provided via one full-access unsignalized driveway located along Calle Contento approximately 580 feet north of Rancho California Road. Although the County of Riverside Southwest Area Plan does not have a formal roadway classification for Calle Contento, the City of Temecula General Plan identifies Calle Contento as a collector street (note: this roadway is also designated as “Nicolas Valley Road” on some maps). Per the County of Riverside Roadway Design Requirements Standard No. 114, the minimum intersection interval for a collector is 200 feet. Hence, the proposed intersection interval is consistent with County of Riverside guidelines.

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Trip generation rates for the proposed development are based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual* (11th Edition, 2021). This publication provides a comprehensive evaluation of trip generation rates for a variety of land uses. The *TIA* indicates the proposed Project will generate approximately 507 weekday daily trips which include 26 weekday AM peak hour trips and 74 weekday PM peak hour trips. Additionally, the Project is expected to generate approximately 1,882 Saturday daily trips which include 333 Saturday midday peak hour trips.

As previously stated, to be consistent with the most current CEQA Guidelines, LOS analysis is not required for purposes of this Initial Study impact analysis. However, the LOS analysis provided in the *TIA* will be considered by the County’s decision-makers when making General Plan consistency findings for the Project.

To summarize General Plan consistency, the *TIA* determined that, after all Project phases are completed⁴, local intersections will operate at LOS D or better. In addition, the intersection of Calle Contento at Rancho California Road currently operates as a cross-street stop but the County is finalizing design plans to convert this intersection into a roundabout. For the purposes of the *TIA* analysis, the roundabout was assumed under all opening year background conditions.

In addition to onsite and site adjacent improvements, the Project applicant will contribute to the Transportation Uniform Mitigation Fee (TUMF) program and the County of Riverside Development Impact Fees (DIF). These established fees are considered regulatory compliance and not unique mitigation under CEQA, and they will be applied to the Project as standard Conditions of Approval (COAs). With these contributions, the Project will be consistent with the General Plan regarding vehicular access.

Regarding non-vehicular transportation, the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g., bus turnouts, trails, bicycle racks) including the General Plan. Bus service to the area is provided by the Riverside Transit Agency (RTA) but there is no bus service at present in the immediate vicinity of the Project site. The closest RTA bus route is currently Route 24 which is several miles to the west within the City of Temecula.

⁴ The *TIA* assumed a construction start in 2023 as a “worst-case” analysis scenario although the current schedule calls for construction to start in early 2024. This difference in previous vs. current start dates is incremental and will not result in a significant difference in actual traffic impacts from project implementation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are currently no sidewalks on either side of Rancho California Road or Calle Contento in the vicinity of the Project site. These are wine country roadways with Rancho California Road designated as a Mountain Arterial (110-foot right-of-way) and Calle Contento classified as a Collector Street (74-foot right-of-way) along the Project's frontages. At this time, due to their rural nature, no sidewalks are planned for the sections of these roadways adjacent to the Project site.

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is planned along Rancho California Road in the vicinity of the Project. SWAP Figure 8 also shows a Wine Country Roadside Trail along Calle Contento adjacent to the site. The trails will also be compatible with the future traffic roundabout being planned for the intersection of Rancho California Road and Calle Contento. Therefore, implementation of the proposed Project will foster the development of equestrian and bicycle (i.e., multi-use) trails and non-vehicular circulation in the Project area. Any impacts will be less than significant.

Based on this information, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian (trail) facilities. Any impacts will be less than significant.

b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018, which now identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact under CEQA (Section 15064.3). Effective July 1, 2020, the previous CEQA metric of level of service (LOS), typically measured in terms of automobile delay, roadway capacity and congestion, will no longer constitute a significant environmental impact. A separate *VMT Analysis* was prepared for this Project.

According to the *VMT Analysis*, the County of Riverside has recently released the *DRAFT Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, October 2020* (TIA Guidelines). The TIA Guidelines describe the preferred analysis methodology and thresholds of significance for evaluating VMT impacts under CEQA. The TIA Guidelines identify seven (7) screening criteria for land use projects to help avoid unnecessary analysis and findings that would be inconsistent with the intent of the new VMT requirements under CEQA. If a project meets one of the screening criteria, then it may be presumed to result in a less than significant impact without the need for further detailed analysis.

The *VMT Analysis* concludes the proposed Project qualifies for the "Small Project Screening Criteria" and may be presumed to have a less than significant impact to VMT based on the following screening criteria:

- Annual Project GHG emissions are less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e).

The *AQ/GHG Study* indicates the Project will generate 885.5 MTCO₂e of GHG emissions each year from its operation which is well below the County's small project screening criteria of 3,000 MTCO₂e. Therefore, the Project will have a less than significant impact regarding VMT and is

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore screened out of having to prepare a more detailed project-level VMT assessment. Any impacts would be less than significant, and no mitigation is required.

c) *Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact

Any proposed site adjacent roadway improvements on Rancho California Road and Calle Contento will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461.

County staff was concerned the Project might contribute traffic at key intersections which could result in unsafe roadway or intersection conditions. The *TIA* was revised to analyze these potential impacts. First, the *TIA* determined circulation all study intersections would operate at an acceptable LOS (LOS D or better) during the peak hours for all evaluated scenarios except the intersection of Butterfield Stage Road (NS) / Rancho California Road (EW) during the Saturday Midday Peak Hour. Therefore, County staff is requiring the Project to make a fair share contribution to restripe the westbound approach along Rancho California Road to provide an exclusive westbound right-turn lane, and also to modify the traffic signal timing to allow for a westbound right-turn-overlap phase. With a fair share contribution to these improvements, the *TIA* concluded the Project will not have substantially increase hazards due to a geometric design feature.

Second, County staff was concerned about congestion at the planned Rancho California Road/Calle Contento roundabout could create unsafe conditions at peak times and reevaluate if any turn lanes were needed for site access to prevent such conditions. As was previously stated, the *TIA* analysis assumed the roundabout was present under all opening year background conditions. The revised *TIA* evaluated these concerns and determined the site access size and location were sufficient to prevent any unsafe congestion conditions at the Project entry or the roundabout. With implementation of site access as proposed, the Project will not substantially increase hazards due to a geometric design feature regarding the site entrance or future roundabout at Rancho California Road/Calle Contento.

With the recommended fair share contribution and project design, the *TIA* determined that the Project would not substantially increase hazards due to a geometric design feature or incompatible uses. Any impacts are considered less than significant, and no mitigation is required (fair share contributions and meeting Ordinance No. 461 requirements are considered regulatory compliance and not unique mitigation under CEQA).

d) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The development of the Project site would not cause an effect upon or result in the need for new or altered maintenance of roads since no new roads are being constructed and no existing roads (i.e., Rancho California Road and Calle Contento) are being substantially altered. It should be noted that the analysis and conclusion in the *TIA* in this regard are also applicable to the proposed future

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reconfiguration of the Rancho California Road/Calle Contento intersection into a roundabout. Therefore, impacts will be less than significant, and no mitigation is required.

e) Would the Project cause an effect upon circulation during the Project's construction?

Less Than Significant Impact

A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work in the streets associated with the Project (i.e., Rancho California Road and Calle Contento) will be limited to lateral utility connections that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. This analysis and conclusion are also applicable to the proposed future reconfiguration of the Rancho California Road/Calle Contento intersection into a roundabout.

The proposed Project is required to comply with all applicable Fire Department requirements for adequate access. Project site access and onsite circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements. Therefore, the Project will not cause an effect upon circulation during the Project's construction. Any impacts will be less than significant, and no mitigation is required.

f) Would the Project result in inadequate emergency access or access to nearby uses?

No Impact

The Project is located at the intersection of two major wine country roads (i.e., Rancho California Road and Calle Contento) so it will not cause inadequate emergency access or access to nearby uses, including when the intersection is reconfigured into a roundabout. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. No impacts will occur.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*; and Project Plans (Appendix K).

Findings of Fact:

a) Would the Project include the construction or expansion of a bike system or bike lanes?

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

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is planned along Rancho California Road in the vicinity of the Project. SWAP Figure 8 also shows a Wine Country Roadside Trail along Calle Contento adjacent to the site. The Project will make trail improvements adjacent to the site, and the trails will also be compatible with the future traffic roundabout being planned for the intersection of Rancho California Road and Calle Contento. Therefore, implementation of the proposed Project will foster the development of equestrian and bicycle (i.e., multi-use) trails and non-vehicular circulation in the Project area. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

39. Tribal Cultural Resources

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

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

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Source(s): *Tribal Cultural Summary*, prepared by County of Riverside; and Assembly Bill (AB) 52.

Findings of Fact:

- a) *Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?*

Less Than Significant with Mitigation Incorporated

Pursuant to the California Environmental Quality Act, effective July 2015, it is required that the County (as Lead Agency) address tribal cultural resources. Tribal Cultural Resources are those

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

Because California Native American tribes culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources, information submitted through consultation with a California Native American tribe is to be considered by a lead agency in identifying tribal cultural resources, determining whether the project may adversely affect tribal cultural resources, and how such effects may be avoided or mitigated.

In compliance with Assembly Bill 52 (AB 52), notices regarding this Project were mailed to all requesting tribes on March 25, 2022. No response was received from the Colorado River Indian Tribe, Pala Band of Mission Indians, Ramona Band of Cahuilla Indians, or the Soboba Band of Mission Indians. The *TCR Letters* include responses from the following tribes/tribal representatives:

- The Quechan Indian Nation responded in an email dated March 25, 2022, deferring consultation to closer tribes.
- Agua Caliente Band of Cahuilla Indians responded in an email dated March 31, 2022, stating that records check of the Tribal Historic preservation office's cultural registry revealed that this Project is not located within the Tribe's Traditional Use Area and that they defer to the other tribes in the area.
- Rincon Band of Luiseño Indians responded in an email dated April 29, 2022. The Project cultural documents were provided to the tribe on May 05, 2022, and the geologic report was sent to them on July 11, 2022. The conditions of approval were sent to Rincon on August 01, 2022.
- Pechanga Cultural Resources Department responded in an email dated April 20, 2022, stating that the Undertaking is a part of 'Atáaxum (Luiseño) territory, and therefore the Tribe's aboriginal territory as evidenced by the existence of cultural features associated with religious practice and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area. The cultural report and the conditions of approval were provided to Pechanga on April 21, 2022, and the Project exhibit [site plan] was sent to them on April 27, 2022. On August 1, 2022, an email with updated conditions of approval was sent to the tribe. This communication asked if the tribe had any Tribal Cultural Resource Information they wanted to share with Planning. Again, there was no response from Pechanga, so consultation was concluded by Planning on September 13, 2022.

No Tribal Cultural Resources were identified on the Project site by any of the consulting tribes. However, **Mitigation Measures MM-TCR-1** through **MM-TCR-3** will be implemented which are equivalent to typical County conditions of approval regarding tribal cultural resources. In addition, CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event human remains of Native American descent are identified.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The above-referenced mitigation measures plus State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5). With implementation of these conditions, impacts to previously unidentified Tribal Cultural Resources that may be found during grading would be less than significant.

- b) Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)*

Less Than Significant with Mitigation Incorporated

Please reference the discussion in Threshold 39.a. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. As stated above, in the event unanticipated resources are identified, the recommended **Mitigation Measures MM-TCR-1 through MM-TCR-3** plus State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5). With implementation of these mitigation measures and state law, impacts to previously unidentified Tribal Cultural Resources that may be found during grading would be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

- MM-TCR-1 Tribal Monitor.** Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of the upper 10 feet of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted prior to final grading permit. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM-TCR-2 Artifact Disposition. In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition. Historic Resources: All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. Prehistoric and/or Tribal Cultural Resources -- One of the following treatments shall be applied:

1. Preservation-in-place, if feasible, is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

MM-TCR-3 Phase IV Monitoring Report. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan (see **MM-CUL-1**).

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM-TCR-1 through **MM-TCR-3** will be monitored by the project archaeologist outlined in **MM-CUL-1** as well as the County Archaeologist as needed to assure tribal monitors are allowed adequate access to the site during grading and ground-clearing activities and that any cultural or tribal artifacts found during monitoring will be addressed in an appropriate manner.

UTILITIES AND SERVICE SYSTEMS Would the Project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

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b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

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Source(s): Project Plans (**Appendix K**); *Mexin Winery Development, 33990 Rancho California Road, Hydrology Study*, prepared by Valued Engineering, Inc., 7-2022 (*Hydro Study, Appendix G1*); *County Project Specific Water Quality Management Plan, Santa Margarita Region of Riverside County, Mexin Winery*, prepared by Valued Engineering, Inc., 11-17-2022 (*WQMP, Appendix G2*); Rancho California Water District, Engineering Services Group, "As-Built" *Water Line Plans for Rancho California Road; PPT 220010, Will Serve Letter, 33990 Rancho California Road, Water Service*, prepared by Rancho California Water District, 9-14-2022 (**Appendix L**); *PPT 220010 Will Serve Letter, Sewer Service*, prepared by Eastern Municipal Water District, 8-26-2022 (**Appendix L**); *Preliminary Geotechnical Interpretive Report – Proposed Winery, Assessor's Parcel Number 941-250-019, Located at 33990 Rancho California Road, Temecula Area, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 2-16-2022 (*Geo Report, Appendix E*); RCWD Website; County of Riverside, General Plan Amendment No. 960, Environmental Impact Report No. 521, *Section 4.19, Water Resources*, February 2015; Rancho California Water District *2020 Urban Water Management Plan (2020 UWMP)* dated 6-10-2021; Metropolitan Water District *2020 Urban Water Management Plan (2020 RUWMP)* dated 3-2-2021.

Findings of Fact:

- a) *Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?*

Less Than Significant Impact

Water

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD). According to their 2022 Will Serve Letter, RCWD has an existing 18- to 20-inch water line in Rancho California Road and an existing 16-inch water line in Calle Contento. Both streets are adjacent to the Project site and both water lines are within RCWD's 1610 water pressure zone. No recycled water is currently available to the Project site or surrounding area. RCWD has

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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indicated it can serve the Project site subject to its “Rules and Regulations Governing Water System Facilities and Service” and the Project applicant will have to enter into a service agreement with RCWD before water can be provided to the site.

According to their website, RCWD is a public water agency (“Special District” as defined by the California Water Code) formed in 1965 and annexed into the service area of the Eastern Municipal Water District (EMWD), one of Southern California Metropolitan Water District’s (MWD’s) 26 member agencies, in 1966. A companion Santa Rosa Ranches Water District was formed in 1966 for the properties generally west of Interstate 15 (I-15); the two Districts were consolidated under the RCWD name in 1977.

RCWD serves approximately 151,412 people in a 154.7-square-mile service area (±99,195 acres) which includes the city of Temecula, portions of the City of Murrieta, and unincorporated areas of Riverside County (inclusive of the Project site and surrounding Temecula Valley Wine Country Community Plan area of Riverside County’s Southwest Area Plan). By 2045 the population of the RCWD service area is expected to increase to 178,670 persons.

RCWD’s water supply includes a combination of local groundwater, imported water, and recycled water. RCWD owns Vail Lake, which provides a local water supply source for recharging the Temecula Valley Groundwater Basin. Vail Lake has a 318 square mile watershed, a storage capacity of approximately 45,206.7 acre feet (AF), and a surface area of 1,017 acres at the spillway elevation. RCWD has owned Vail Dam, Vail Lake, and the associated state water rights since 1978; more recently, in August 2014, RCWD purchased the ±7,000 acres surrounding the lake (open space/fishing and RV camping facilities) in order to further protect the quality and reliability of the water supply.

RCWD’s three primary sources of potable water supply are summarized below:

- Imported State Water Project (SWP) and Colorado River water from the Southern California Metropolitan Water District (MWD) via the Eastern Municipal Water District (EMWD) and the Western Municipal Water District (WMWD) which has historically accounted for 60 - 70% of the total water supply;
- Local groundwater from the Temecula Valley Groundwater Basin which has historically provided 25 - 40% of the total water supply; and
- Recycled water from both RCWD and EMWD which accounted for approximately 6% of the total water supply in 2020.

RCWD receives its imported water (treated and untreated) directly through six (6) MWD water turnouts – three (3) in EMWD’s service area and three (3) in WMWD’s service area – and pumps groundwater from fifty-three (53) active production wells. RCWD owns one (1) surface reservoir, Vail Lake. Releases from Vail Lake, in accordance with SWRCQB Appropriation Permit No. 7032, are accounted for as part of the District’s native groundwater supply.

Recycled water used by RCWD is produced at the Santa Rosa Regional Resources Authority’s (SRRRA) Santa Rosa Water Reclamation Facility (SRWRF) or is purchased from EMWD’s Temecula Valley Regional Water Reclamation Facility (TVRWRF).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- The SRRRA is constituted of three (3) member agencies including WMWD, the Elsinore Valley Municipal Water District (EVMWD), and RCWD, all of which generate wastewater that is ultimately treated at the SRWRF.
- Both the TVRWRF and the SRWRF produce disinfected tertiary recycled water meeting the State of California Title 22 regulations for such uses as recreational impoundments and surface irrigation for landscaping, golf courses, agriculture, parks and playgrounds, as well as certain industrial processes.
- In 2020, RCWD produced and was supplied with 3,681 AF of recycled water but no groundwater was pumped directly into the recycled water distribution system.

According to the *2020 UWMP*, as of June 2021, RCWD's water supply totaled 69,079 AFY including 31,169 AF of groundwater extracted. The water supply is projected to increase to 89,824 AFY in 2045 in order to meet the needs of forecasted population growth and future development within the District's boundaries.

The *2020 UWMP* plan details RCWD's demand projections and provides information regarding RCWD's supply. It is noted, demand for RCWD water supplies included in the *UWMP* is calculated across RCWD's service area and is not project-specific.

The majority of RCWD's existing and planned demand is and will be met through imported water delivered by the MWD. As such, *RCWD's 2020 UWMP* relies substantially on information and assurances included in the 2020 MWD Regional Urban Water Management Plan (*MWD 2020 RUWMP*) when determining supply reliability.

RCWD's imported water is water that originated from outside of the Santa Margarita River Watershed (generally water from the Colorado River and the SWP). Imported water is acquired from the member agencies of MWD. The member agencies for RCWD include EMWD for the Rancho Division (Project site is a part) and WMWD for the Santa Rosa Division.

Imported water provided to RCWD is from MWD's Lake Skinner Reservoir and Water Treatment Facility, with back-up storage provided by Diamond Valley Lake. MWD has six (6) pipeline facilities that depart from MWD's Lake Skinner Reservoir and Water Treatment Facility and convey water south towards San Diego County. These include two (2) raw water pipelines (Pipeline Nos. 5 and 6) and two (2) treated water pipelines (Bypass Pipeline No. 3 and Pipeline No. 4). Bypass Pipeline No. 3 is a treated water pipeline ultimately planned to connect to Pipeline No. 3 in a future conversion to potable water. EMWD and WMWD do not convey the water through their facilities to the District; rather, the District receives the water directly at these MWD turnouts.

RCWD quantified the 2020 potable and raw water system demands by sector at 57,667 AFY and projected these demands through 2045. These projections include water sales to other agencies, water transfers, and system water losses. RCWD's projected future water use is based on the specific land use and sector classification, number of proposed dwelling units, and/or gross acreage of a parcel.

As set forth above, RCWD's 154.7-square-mile service area currently (2020) has an estimated population of 151,412 persons. The population in RCWD's service area over the 25-year forecast period (2020 – 2045) is projected to increase moderately to 178,670 persons, an increase of 27,258 people or an 18% increase over the current (2020) population.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RCWD serves a relatively large agricultural sector, a significant portion of which will be retained through the implementation of the Temecula Valley Wine Country Community Plan (Project site is a part). The District includes 10,371 irrigated acres of agriculture production, primarily vineyards, avocado, and citrus groves. The Temecula Valley is a prominent wine grape growing area in California, which, coupled with other high-value crops, requires a consistent irrigation supply. Major agricultural acreage is concentrated in the southwestern and eastern portions of the District.

RCWD's Fiscal Year 2019-2020 potable water demand by sector indicates that single-family residential use is the dominant water user in the district consuming 35.8% of the water supply, followed by agricultural use at 18.9%, landscape at 6.6% (water use sector if the connection is solely for landscape irrigation [separate category in compliance with the California Department of Water Resources (DWR) Guidebook, Page 4-5]), commercial/industrial at 4.8%, multi-family residential at 3.5%, and the balance attributed to institutional/governmental (1.2%), wheeling to other agencies (0.5%), and other (construction) (0.1%).

RCWD projected future water use based on the specific land use and sector classification, number of proposed dwelling units, and/or gross acreage of a parcel:

- *Single-Family Residential* – In FY 2019-2020 there were 38,740 active Single-Family potable water connections, with an annual water demand of 20,670 AFY, which comprised 35.8% of the District's FY 2019-2020 total potable water demands. This includes the 692 connections classified Agriculture Residential, as well as the portion of water calculated as non-agriculture demand from each of these connections. Based on the residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Single-Family Residential annual potable water demand is anticipated to increase to 29,868 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Multi-Family Residential* – In FY 2019-20, there were 219 active Multi-Family potable water connections, with an annual water demand of 2,018 AFY, which comprised 3.5% of the District's FY 2019-2020 total potable water demands. Based on the residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan presented in Table 3-2, Multi-Family Residential annual potable water demand is anticipated to increase to 2,916 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Commercial* – In FY 2019-2020, there were 1,611 active Commercial potable water connections, with an annual water demand of 2,763 AFY, which comprised 4.8% of the District's FY 2019-2020 total potable water demands. This includes approximately 250 Industrial connections that the District includes in the Commercial classification. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Commercial annual potable water demand is anticipated to increase to 3,993 AFY in 2045 (indicates an overall increase of 42.3% or 1.69% average annual increase non-compounded).
- *Industrial* – There are approximately 250 Industrial connections that the District includes in the Commercial classification. These are comprised predominately of an Industrial Park land use classification, which was studied separately from Commercial in the District's 2020 UWMP. Based on the District's Customer Billing Record, it was determined that Commercial and Industrial water demand is similar per gross acre, and thus have identical water duty factors in the 2020 UWMP. Accordingly, the District includes this small industrial sector within the District's commercial classification.
- *Landscape* – Includes water connections supplying water solely for landscape irrigation. Such landscapes may be associated with Multi-Family, Commercial, Industrial, or Institutional/Governmental sites, but are considered a separate water use sector if the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection is solely for landscape irrigation (DWR Guidebook, p. 4-5). In FY 2019-2020, there were 1,034 active potable water landscape connections, with an annual water demand of 3,825 AFY, which comprised 6.6% of the District's FY 2019-2020 total potable water demands. This includes the 6 connections classified as Golf Landscape in the District's Customer Billing Record. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Landscape annual potable water demand is anticipated to increase to 5,527 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).

- *Agriculture* – The District includes 10,371 irrigated acres of agriculture production, primarily vineyards, avocado, and citrus trees concentrated in the southwestern and eastern portions of the District. In FY 2014-2015, there were 830 active Agriculture and active 692 Agriculture Residential potable water connections, with an annual water demand of 10,910 AFY, which comprised 18.9% of the District's FY 2019-2020 total potable water demands. This includes the portion of water measured and calculated as agriculture demand from each of the Agriculture Residential accounts. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan presented in Table 3-2, Agriculture annual potable water demand is anticipated to increase to 15,765 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Other* – institutional/governmental, wheeling to other agencies, and other (construction) comprised about 671 AFY or 1.2% of the 2020 water supply. Given the relatively small portion of the total water demand, the reader is referred to the *2020 UWMP* for further details.

Based on the above, RCWD's total potable and raw water system demands are projected to increase from 57,667 AFY as of 2020 to 84,157 AFY in 2045, an overall increase of 45.9% or 1.84% average annual increase non-compounded.

Recycled water is and will continue to contribute to the water supply in order to meet existing and projected future demand. RCWD's existing recycled water distribution system provides water through four (4) pressure zones, ranging from an elevation of 1,181 to 1,481 feet AMSL. The District operates six (6) recycled water pump stations and five (5) active recycled groundwater production wells. The RCWD maintains four (4) recycled water storage reservoirs with a combined capacity of 7.5 MG, and 5 recycled water storage ponds with a total of 1,495 AF of storage. The recycled water system includes 58.9 miles of water pipelines that convey water from its source to water customers. The *2020 UWMP* identifies the recycled water distribution system's existing capacity, as well as future Capital Improvement Program projects to ensure the future capacity is available.

Historically, recycled water has provided less than 5% of total water supply for the District. In 2020, the total recycled water utilized for direct beneficial use was 4,020 AF. In comparison, the total recycled water utilized for beneficial use is projected to increase to 8,129 AF in 2045. With the exception of Superior Ready Mix, recycled water within the District is utilized solely for outdoor irrigation.

A summary of RCWD Total Water Demands expressed in acre-feet per year (AFY) in five-year increments from 2020 (Actual) through 2045 is set forth below in **Table 40-1, RCWD Total Water Demands (AFY)**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 40-1
RCWD Total Water Demands (AFY)**

	2020	2025	2030	2035	2040	2045
Potable and Raw Water	53,986	70,866	73,839	75,347	77,282	79,283
Recycled Water Demand	3,681	4,175	4,354	4,528	4,702	4,874
Total Water Demand	57,667	75,041	78,193	79,875	81,984	84,157

Source: Rancho California Water District, 2020 Urban Water Management Plan

In order to increase reliability to meet RCWD's long-term water needs, RCWD developed an Integrated Resources Plan (IRP), which identifies several near-term and long-term water supply projects from now until 2045. The IRP examined different alternatives such as increased water conservation, additional groundwater, conversion of agriculture currently using treated imported water to raw imported water and/or advanced-treated recycled water, groundwater recharge using advanced-treated recycled water, and water transfers.

RCWD plans to meet increases in projected demands through a combination of local supply development and ongoing water conservation. It is emphasized, as stated above, MWD has determined it is able to meet the demands of all member agencies, inclusive of RCWD via member agencies WMWD/EVMWD and the proposed Project, through 2045. Nevertheless, RCWD will focus on the implementation of the recommended portfolio which increases long-term water supply reliability by reducing reliance on imported water supplies.

The proposed Project will have an incremental impact that is anticipated and planned for in the *2020 UWMP*. However, the Project is consistent with the County land use designation for the site and thus is consistent with the land use assumptions used to prepare the *2020 UWMP*. Therefore, it is anticipated that RCWD water supplies will be sufficient to serve the Project as proposed without the need for the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The incremental impact resulting with Project implementation will be less than significant and no mitigation is required.

Wastewater/Sewer

The Project site is located within the wastewater/sewer service boundary of the Eastern Municipal Water District (EMWD). Wastewater service to the Temecula Valley Wine Country (TVWC) Community Plan area is currently limited to a \$19.7 million EMWD sewer main line in Rancho California Road completed in 2015 in order to connect existing and proposed wineries along Rancho California Road to the local sewer system. The balance of improved properties within the TVWC rely on private septic systems for sewer services.

According to their 2022 Will Serve Letter, EMWD has indicated it can provide sewer service to the Project site. The Project Plans show an existing 18-inch sewer line in Calle Contento and a 15-inch sewer line in Rancho California Road, and both roadways are adjacent to the Project site. There was no indication from EMWD that any offsite facilities or improvements would be needed to provide adequate service to the site.

The Project will add up to 10 employees and possibly as many as 100 temporary guests which could consume the equivalent of 20 additional employees each day, so wastewater generation will be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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based on a “worst case” estimate of 30 occupants per day. According to current EMWD estimates, its customers generate approximately 75 gallons per person per day of wastewater, so on a fully occupied day the Project could generate up to 2,250 gallons per day (0.002 million gallons per day or mgd) which equals 821,250 gallons per year.

Implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, any impacts will be less than significant, and no mitigation is required.

Stormwater/Drainage

As previously discussed in Section 23 of this Initial Study (Hydrology and Water Quality), all new development in the County of Riverside is required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and for properties located within the Santa Margarita Watershed - the 2013 Santa Margarita Municipal Separate Sewer Permit (MS4) Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

The site is relatively flat in the south and southwest portions of the site with slopes rising in the north and northeast of the site toward a relatively prominent hillside. Existing runoff generally sheet flows to the south and southwest through the existing vineyards. Typical vegetation can be classified as poor by the County of Riverside hydrology design standards (former vineyards and weedy or ruderal growth). In general, the Project site soils can be classified as relatively sandy and porous depending on the specific location on the Project site. The Project *Geo Report* indicates onsite soils are largely residual topsoil up to a depth of 3 feet which blankets the site and was generally dark brown, silty sand and very porous, dry, and in a loose to medium dense state. The southern portion of the site generally drains toward the southwest with average grades of 8-10% while the northern portion of the site drains toward the northwest with average grades of 1-6%. Existing runoff sheet flows to the northwest to an existing County drainage channel at the corner of the site.

Development is proposed on 2.8 acres in the central portion of the site and includes buildings, parking lot, landscaping, curbs, and related improvements. There will be an underground storage vault or cistern in this area to harvest and reuse runoff and to provide water quality treatment. Runoff will be collected by various inlets and flow into pipes that are connected to the cistern which is sized for a 2-year, 24-hour storm event to comply with County requirements. The cistern will be of sufficient size to filter stormwater runoff and provides sufficient volume to accommodate the increased runoff during a 2-year, 24-hour, 10-year 24-hour, and 100-year 1-hour storm event. The runoff will be stored in the underground pipe cistern and be pumped to irrigate the vineyard as available and needed.

The proposed conditions presented by the Project’s site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and incorporating infiltration areas to mitigate increases in peak storm runoff quantities.

With adherence to the Project-specific *Hydrology Report* and *WQMP*, the proposed Project will not substantially alter the existing drainage pattern of the site or area, nor will it require new or expanded

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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off-site storm drain facilities. Any impacts would be less than significant, and no mitigation is required.

Conclusion

Based on the above data and analysis, implementation of the proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects. With regulatory compliance and standard conditions of approval, any utility impacts would be less than significant, and no mitigation is required.

b) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact

As previously discussed in Threshold 40.a, the Project site is located within the water service boundary of the RCWD which has existing water lines in both adjacent roadways.

The Project will add up to 10 employees and possibly as many as 100 temporary guests which could consume the equivalent of 20 additional employees each day, so water consumption will be based on a “worst case” estimate of 30 occupants per day. According to current RCWD estimates, its customers consume approximately 100 gallons per person per day of water, so on a fully occupied day the Project could consume 3,000 gallons per day which equals 1,095,000 gallons per year or 3.36 acre-feet of water per year. This estimate is based on 30 persons times 100 gallons per person per day and 1 acre-foot equal to 326,000 gallons. It should be noted this estimate includes an allowance for landscape irrigation in the 100 gallons per person per day but does not include processing water for the winery or irrigation of the vineyard which depends mainly on ambient precipitation.

The 2022 Will Serve Letter from RCWD did not indicate that any additional off-site water infrastructure was required or anticipated in conjunction with the Project site development.

The RCWD water supply/demand analysis within its service area is set forth in the *RCWD 2020 UWMP* which assesses the District’s ability to satisfy demands during three (3) hydrologic scenarios, including: 1) a normal water year, 2) single-dry water year, and 3) multiple-dry water years. The supply-demand balance for each of the hydrologic scenarios within the RCWD service area was projected for the 25-year planning period 2020 to 2045.

Based on the analysis and conclusions set forth in the *RCWD 2020 UWMP* (Sec 7.3 *Supply and Demand Assessment*), RCWD will be able to meet 100% of its demand under all three hydrologic scenarios through the year 2045. The Project is consistent with the County land use designation for the site (i.e., a winery) and thus is consistent with the land use assumptions used to prepare the *2020 UWMP*.

Therefore, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Any impacts are considered less than significant.

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

Monitoring: No mitigation monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Plans (**Appendix K**); *PPT 220010 Will Serve Letter, Sewer Service*, prepared by Eastern Municipal Water District, 8-26-2022 (**Appendix L**); EMWD website; Wine Country Community Plan - Program EIR No. 524; *Wine Country Infrastructure Update*, published by Eastern Municipal Water District, February 14, 2019; and Riverside County, Department of Environmental Health, Review.

Findings of Fact:

- a) *Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?*

Less Than Significant Impact

Refer to Thresholds 18.c and 40.a. The Project site is located within the EMWD wastewater/sewer service boundary. According to their 2022 Will Serve Letter, EMWD has indicated it can provide sewer service to the Project site. The Project Plans show an existing 18-inch sewer line in Calle Contento and a 15-inch sewer line in Rancho California Road, and both roadways are adjacent to the Project site. There was no indication from EMWD that any offsite facilities or improvements would be needed to provide adequate service to the site.

The Project will add up to 10 employees and possibly as many as 100 temporary guests which could consume the equivalent of 20 additional employees each day, so wastewater generation will be based on a "worst case" estimate of 30 occupants per day. According to its website, EMWD customers currently generate approximately 75 gallons per person per day of wastewater, so on a fully occupied day the Project could generate up to 2,250 gallons per day (0.002 million gallons per day or mgd) which equals 821,250 gallons per year.

The extension of sewer service infrastructure into the Temecula Valley Wine Country was largely promulgated by the Temecula Valley Wine Country Community Plan which was initiated by the Riverside County Board of Supervisors in 2008. Subsequently, in 2010, the County of Riverside and area vintners approached EMWD to undertake a cooperative effort to extend sewer facilities into the Wine Country. The Wine Country sewer infrastructure serves a dual purpose to relieve existing establishments that are no longer able to be served by on-site wastewater systems and to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accommodate projected growth under the Riverside County Temecula Valley Wine Country Community Plan.

According to the EMWD website, the Project area is served by the Temecula Valley Regional Water Reclamation Facility (TVRWRF) which has a typical daily flow of 14 mgd, a current capacity of 23 mgd, and an ultimate capacity of 28 mgd.

The Project's estimated sewage flow of 2,250 gallons per day would represent less than 0.02 percent of the daily TVRWRF flow and less than 0.01 percent of that facility's current capacity of 14 mgd. The Project is consistent with the County land use designation for the site (i.e., a winery) and thus is consistent with the land use assumptions used to establish current and ultimate capacities of the TVRWRF.

Therefore, the Project can be adequately served by the EMWD through its TVRWRF and will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Any impacts will be less than significant, and no mitigation is required.

b) Would the Project result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact

Refer to Threshold 41.a above. According to their 2022 Will Serve Letter, EMWD has indicated it can provide sewer service to the Project site. The Project Plans show existing sewer lines in Calle Contento and Rancho California Road, both of which are adjacent to the Project site. There was no indication from EMWD that any offsite facilities or improvements would be needed to provide adequate sewer service to the site. Threshold 41.a also estimated the Project could generate up to 2,250 gallons per day or 0.002 million gallons per day (mgd).

The Project's estimated sewage flow of 2,250 gallons per day would represent less than 0.02 percent of the daily TVRWRF flow and less than 0.01 percent of that facility's current capacity of 14 mgd. The Project is consistent with the County land use designation for the site (i.e., a winery) and thus is consistent with the land use assumptions used to establish current and ultimate capacities of the TVRWRF.

Therefore, the EMWD has adequate capacity to serve the Project's projected demand. Impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan EIR No. 521, Section 4.17.4, *Solid Waste Management*; Riverside County Municipal Code *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities; Assembly Bill (AB) 939; Riverside County Department of Waste Resources (RCDWR), Planning Section and Countywide Integrated Waste Management Plan; and CalRecycle website.

Findings of Fact:

- a) *Would the Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant Impact

Solid waste management in Riverside County is required to comply with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939) which redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 was adopted in an effort to reduce the volume and toxicity of solid waste that is landfilled and incinerated by requiring local governments to prepare and implement plans to improve the management of waste resources.

AB 939 required each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. To attain these goals for reductions in disposal, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices. In addition, SB 1383 establishes targets to achieve a 50% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020, and a 75% reduction by 2025.

In response to the State requirements, the Riverside County Department of Waste Resources (RCDWR; formerly known prior to 2015 as the Riverside County Waste Management Department [RCWMD]) prepared the Countywide Integrated Waste Management Plan (CIWMP). In its entirety, the CIWMP is comprised of the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements (SRRE's), Household Hazardous Waste Elements (HHWE's), and Nondisposal Facility Elements (NDFE's) for Unincorporated Riverside County and each of the cities in Riverside County.

The Countywide Summary Plan contains goals and policies, as well as a summary of integrated waste management issues faced by the County and its cities. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet *and maintain* the 50% diversion mandates. The Countywide Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The RCDWR - Planning Section ensures that the Department's planned and proposed waste management activities and projects are in compliance with applicable federal, State and local land use and environmental laws, regulations, and ordinances.

Among other responsibilities, the RCDWR – Planning Section is required to review all land-use/development cases processed within the County and issue Conditions of Approval on projects to ensure that Department facilities/assets/programs are protected from incompatible land uses, that adequate space is provided for collection of recyclables, that Waste Recycling Plans (Form B) and Waste Reporting (Form C) are submitted, and that projects will not overburden the solid waste disposal capacity of County facilities.

The RCDWR operates six (6) active landfills and also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. Municipal waste collection services for the unincorporated Temecula Valley Wine Country (Project site is a part) is provided by Waste Management, Inc. and all non-hazardous, non-recyclable, non-green municipal waste generated in the Temecula Valley Wine Country is deposited at the El Sobrante Landfill.

The Project site is located within the service area of the El Sobrante Landfill (ESL), a service area that includes the cities/communities within southwestern Riverside County including the Project site and the greater Temecula Valley Wine Country. Located near the center of the highly populated western third of Riverside County, it processes approximately 43% of Riverside County's annual waste, according to Waste Management, Inc., the landfill's operator.

The ESL is located in the unincorporated Temescal Canyon area of Riverside County between the cities of Lake Elsinore and Corona. The ESL facility currently comprises a total area of 1,322 acres which includes a 495-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. Its current operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day.

Solid waste generation rates estimate the amount of waste created by residences and businesses over a certain amount of time (day, year, etc.). Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill. Waste generation rates for specific activities can be used to estimate the impact of new development on the local waste stream. The proposed winery is considered a commercial use but is atypical in terms of waste generation. As set forth in Section 4.17.4 (Solid Waste) of the GPEIR, the County typically applies a Generation Rate of 2.4 Tons per 1,000 square feet of building area for commercial uses (the term "commercial" includes commercial-retail, commercial-tourist, commercial-office and business park uses). However, the GPEIR did not have a specific category for wineries so an estimate of employee and customer use will better characterize potential waste generation by this Project.

The Project will add up to 10 employees and possibly as many as 100 temporary guests which could generate wastes equivalent of 20 additional employees each day, so waste generation will be based on a "worst case" estimate of 30 occupants per day. According to the CalRecycle website, each person in California generates approximately 6.7 pounds per day of disposable waste. Therefore, on a fully occupied day the Project could generate up to 200 pounds of waste per day or 0.1 tons per day assuming 2000 pounds per ton. This represents less than 0.01 percent of the ESL daily capacity of 16,054 tons per day. Due to the low amount of waste, no estimate for recycling per AB 939 was assumed, but which would further reduce potential wastes from the facility that required disposal at the landfill.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed Class V Winery use would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant.

- b) *Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?*

Less Than Significant Impact

All land uses within the unincorporated Riverside County area, inclusive of the Temecula Valley Wine Country, that generate waste are required to coordinate with the County's contracted waste hauler (Waste Management, Inc.) to collect solid waste on a common schedule as established in applicable local, regional, and State programs.

Additionally, all development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Title 8 of the County Municipal Code, and other local, State, and federal solid waste disposal standards.

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible."

As set forth in Threshold 42.a, in response to the State requirements, the Riverside County Department of Waste Resources prepared the CIWMP. In addition, SB 1383 establishes targets to achieve a 50% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020, and a 75% reduction by 2025.

All solid waste disposals within the unincorporated County of Riverside are subject to the requirements set forth in *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities, other, as provided in the Municipal Code. Chapters 8.136 and 8.24 provide integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the County of Riverside shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the unincorporated County jurisdiction.

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Title 8 of the County Municipal Code, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

43. Utilities

Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Plans (**Appendix K**); *Mexin Teme Winery, Air Quality and Greenhouse Gas Impact Study*, County of Riverside, prepared by RK Engineering Group, Inc., 9-15-2022 (AQ/GHG Study, **Appendix B**); Ordinance No. 461 (County of Riverside Road Improvement Standards and Specifications); Southern California Edison website; Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution); Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website; and *County of Riverside General Plan EIR No. 521*, Sec.4.10 Energy Resources.

Findings of Fact:

- a) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to electricity?*

Less Than Significant Impact

The Project site development plan, which proposes a Class V Winery use, will require electricity connections in conjunction with the Project construction and operations. The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist within the Rancho California Road and Calle Contento public rights-of-way contiguous to the Project site. SCE is responsible for providing power supply to Riverside County while complying with County, State, and federal regulations. SCE's power system is one of the nation's largest electric and gas utilities and serves approximately 15 million people in 180 incorporated cities and 15 counties, in a service area of approximately 50,000 square miles in size (SCE 2019). SCE maintains 12,635 miles of transmission lines, 91,375 miles of distribution lines, 1,433,336 electric poles, 720,800 distribution transformers, and 2,959 substation transformers.

According to the *AQ/GHG Study*, SCE's power mix consists of approximately 32 percent renewable resources, including wind, geothermal, biomass, solar, and small hydro, 20 percent natural gas, eight percent large hydroelectric facilities, and six percent nuclear. Table 14 in the *AQ/GHG Study* estimated the Project would consume approximately 579,579.7 kilowatt-hours (kWh) of electricity each year.

The proposed Project will use electricity for a variety of operational activities including, but not

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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limited to, winery production, building heating and cooling, lighting, appliances, electronics, mechanical equipment, electric vehicle charging, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water for the Project.

The Project has been designed to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Due to the low intensity of the proposed land use, the Project's impact on electrical energy use is considered less than significant. In addition, the Project will be required to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Adequate commercial electricity supplies are presently available from SCE to meet the incremental increase in demand attributed to the Project. Provision of electricity to the Project site is not anticipated to require or result in the construction of new facilities or the expansion of existing facilities, the construction or relocation of which would cause significant environmental effects to electricity. Impacts in this regard will be less than significant.

b) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to natural gas?

Less Than Significant Impact

Natural gas is supplied to the region by the Southern California Gas Company (SCGC). However, the Project Plans indicate the site will utilize propane which will be stored onsite and brought in as needed by truck. The Project is expected to use propane for miscellaneous activities related to wine processing, building heating, water heating, etc. Table 14 in the *AQ/GHG Study* estimated the Project would consume approximately 2,928,615 thousand British Thermal Units (kBTU) of gas per year. This equals 2.8 million cubic feet of propane or natural gas annually assuming 1,037 BTUs per cubic foot of gas (note: propane and natural gas have the equivalent BTU rating).

Due to the low intensity of uses planned and the anticipated use of propane, the Project would not require or result in construction, expansion, or relocation of natural gas facilities that could result in a significant environmental effect. Therefore, impacts will be less than significant, and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to communications systems?*

Less Than Significant Impact

Communication systems for the Project area are provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the existing communication system located adjacent to the Project site, and therefore, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant, and no mitigation is required.

- d) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting?*

Less Than Significant Impact

The proposed Project will not require the installation of any new or additional streetlights along the Rancho California Road or Calle Contento public rights-of-way in accordance with standard requirements and Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues) of this Initial Study. Therefore, the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting. Impacts will be less than significant.

- e) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to maintenance of public facilities, including roads?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project does not include roads or road improvements requiring or resulting in the construction of new facilities or the expansion of existing facilities.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant, and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services?*

Less Than Significant Impact

Regional Multi-Service Centers impacts are typically attributed to residential development which is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project site does not have a residential component; however, the proposed winery/tasting room may be determined to still have some impact and may be assessed accordingly.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance to offset any incremental increase in or demand for such services generated by the Project. Payment of such fees would ensure that the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

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c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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☐

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): *Map My County (Appendix A)*; Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); Riverside County General Plan, Chapter 6, Safety Element, Figure 6 (2021 General Plan) and Figure S-8 (2015 General Plan); and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

- a) *Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact

The entire Project site is located within a State Fire Responsibility Area (SRA) and a high fire hazard area as designated by the County of Riverside General Plan Safety Element and *Map My County*.

The Project will take access from an existing roadway (Calle Contento Road). This roadway will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside.

The Project will result in construction of a Class V Winery to include a vineyard, a wine production and storage facility, a wine tasting room, a special occasions and restaurant facility, and a 10 room guest inn, drainage facilities, sewer lines, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is not considered unique mitigation under CEQA.

The proposed Project will be reviewed, and conditions of approval will be placed on the proposed Project to address any potential impacts related to wildfire, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire protection services. Prior to final map recordation, grading permit issuance, building permit issuance, and building final inspection, the Project will be required to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of Development Impact Fees (DIF) for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. Adherence to Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Any impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Less Than Significant Impact

The entire Project site is located within an SRA and a high and moderate fire hazard area.

The south/ southeastern half of the Project site is generally a flat floodplain. The northern half of the property consists of gently rolling foothills that continue to rise in elevation off the property, away from the valley. Elevations within the Project range between approximately 1,300 to 1,365 feet AMSL. The hills located on the Project mostly contain an existing vineyard on the southern and western portions of the site, with the high point in the north portion of the site that remains undeveloped.

The Project will provide physical improvements which will be developed to the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). Per the 2015 County of Riverside General Plan Safety Element Figure S-8, the Project site and surrounding area has a moderate wind susceptibility. The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc.

Based on the above, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts will be less than significant.

- c) Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less Than Significant Impact

The entire Project site is located within an SRA and a high fire hazard area.

The Project does not include and or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any road improvements and/or utilities will be installed in Calle Contento Road (northerly) and Rancho California Road (easterly). Both of these roads serve as fire breaks. Refer also to Thresholds 44.b and 44.c above for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant.

- d) Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Less Than Significant Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The entire Project site is located within a State Fire Responsibility Area (SRA) and a high fire hazard area. Refer also to Thresholds 16.a and 23.e relative to the potential for flooding and/or Threshold 14.a for landslides to occur.

The south/southwestern half of the Project site is generally flat. The high point in the northern portion of the property consists of a foothill that continues to rise in elevation off the property, away from the valley. Elevations within the Project range between approximately 1,300 to 1,365 feet AMSL. The hill located on the Project site contains vegetation of rural residences uses: an olive tree, palm tree, grasses and weeds, chollas, beavertail, and one live oak.

The Project will include hardscape (Buildings, patios, roadways) and landscape (vineyards, ornamental landscaping) improvements that would serve to stabilize the built environment (including drainage facilities). Based on this information, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Any impacts will be less than significant.

e) Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less Than Significant Impact

The entire Project site is located within an SRA and a high fire hazard area.

The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire protection services. Prior to final map recordation, grading permit issuance, building permit issuance, and/or building final inspection, the Project will be required to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of DIF for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. The proposed off-site Project components (i.e., roadway improvements) will not create any demand for fire services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF set forth in the Ordinance. Adherence to Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant.

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

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant with Mitigation Incorporated

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 28 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources). In addition to the **Mitigation Measures** listed below for biological and tribal or cultural resources, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

Biological Resources

- MM-BIO-1** Nesting Bird Survey
- MM-BIO-2** Burrowing Owl Survey

Cultural Resources

- MM-CUL-1** Prior to Issuance of a Grading Permit

Tribal Cultural Resources

- MM-TCR-1** Native American Monitoring
- MM-TCR-2** If Human Remains Found

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Paleontological Resources

- Prepare and implement a paleontological resource impact mitigation program (PRIMP) (COA 060 – Planning PAL – PRIMP)

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix K**)

Findings of Fact:

Less than Significant with Mitigation Incorporated

The Project impacts are individually limited but may have incremental contributions to regional or cumulative impacts. However, as outlined in Sections 1 – 44 of this Environmental Assessment, potential regional impacts like air quality and greenhouse gas emissions have established thresholds that consider cumulative impacts. In addition, hydrology and traffic impacts consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. As illustrated in the EA, the Project will not have any impacts that cannot be reduced to less than significant levels with the incorporation of mitigation, proposed design features, and/or conditions of approval. Mitigation measures are listed below. With implementation of these project-level measures, no regional cumulative impacts are anticipated to occur. The proposed Project of a winery is not considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along De Portola Road are existing wineries. Any incremental cumulative impacts will be less than significant with project mitigation and no additional mitigation is required relative to cumulative impacts.

Biological Resources

- MM-BIO-1** Nesting Bird Survey
MM-BIO-2 Burrowing Owl Survey

Cultural Resources

- MM-CUL-1** Prior to Issuance of a Grading Permit

Tribal Cultural Resources

- MM-TCR-1** Native American Monitoring
MM-TCR-2 If Human Remains Found

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

Construction Noise

MM-NOI-1	Construction Activities
MM-NOI-2	Construction Equipment
MM-NOI-3	Equipment Staging
MM-NOI-4	Pile Driving

Operational Noise

MM-NOI-5	Special Occasion Facility
MM-NOI-6	Roof Equipment
MM-NOI-7	Loading Activities
MM-NOI-8	Idling
MM-NOI-9	Large Event Permits

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant with Mitigation Incorporated

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or proposed design features in aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology & water quality, noise (see below), paleontological resources, public services, transportation, and tribal cultural resources. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings.

Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant with regulatory compliance including a number of design features to restrict noise during construction and operation.

Noise

Construction Noise

MM-NOI-1	Construction Activities
MM-NOI-2	Construction Equipment
MM-NOI-3	Equipment Staging
MM-NOI-4	Pile Driving

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operational Noise

MM-NOI-5	Special Occasion Facility
MM-NOI-6	Roof Equipment
MM-NOI-7	Loading Activities
MM-NOI-8	Idling
MM-NOI-9	Large Event Permits

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: *Wine Country Community Plan Draft Program Environmental Impact Report*, December 1, 2011

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code – various Sections; California Code of Regulations – various Sections.

VII. SOURCES CITED

The following websites were accessed between June 2022 and January 2023.

AirNav.com
<https://www.airnav.com/>

Assembly Bill 52
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

Assembly Bill 939
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939

California Building Code
<http://www.bsc.ca.gov/Home/Current2013Codes.aspx>

California Code of Regulations
<https://govt.westlaw.com/calregs/Index?bhcp=1&transitionType=Default&contextData=%28sc.Default%29>

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

<https://calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/mostrecent/>

County Ordinances

<http://www.rivcocob.org/ordinances/>

FEMA website

<https://www.fema.gov/>

GEOTRACKER

<http://geotracker.waterboards.ca.gov>

Google Maps

<https://maps.google.com>

Health and Safety Code

<https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC&tocTitle=+Health+and+Safety+Code+-+HSC>

Metropolitan Water District *2020 Urban Water Management Plan*

<https://www.mwdh2o.com/media/21641/2020-urban-water-management-plan-june-2021.pdf>

mindat.org website

<https://www.mindat.org/loc-3522.html>

Public Resources Code

<https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=PRC&tocTitle=+Public+Resources+Code+-+PRC>

Rancho California Water District *2020 Urban Water Management Plan*

<https://www.ranchowater.com/DocumentCenter/View/6144/2020-Urban-Water-Management-Plan>

Rancho California Water District Website

<https://www.ranchowater.com/engineering>

Riverside County 2019 Climate Action Plan

<https://planning.rctlma.org/CAP>

Riverside County Department of Waste Resources (RCDWR), Planning Section and Countywide Integrated Waste Management Plan

<http://www.rcwaste.org/business/planning>; and

<http://www.rcwaste.org/business/planning/ciwpmp>

Riverside County General Plan

<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Riverside County Municipal Code

https://library.municode.com/ca/riverside_county/codes/code_of_ordinances

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Network of Care
<https://riverside.networkofcare.org/>

Riverside County Transportation Commission Website
<https://www.rctc.org/>

Riverside Transit Agency
<https://www.riversidetransit.com/>

Southwest Area Plan
https://planning.rctlma.org/Portals/14/genplan/2019/ap/SWAP_41619.pdf

Temecula Valley Unified School District
<https://www.tvusd.k12.ca.us/>

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)
<http://www.envirostor.dtsc.ca.gov>

Title 24 building requirements
<http://www.bsc.ca.gov/codes.aspx>

Title 50, Code of Federal Regulations
<https://www.gpo.gov/fdsys/granule/CFR-2010-title50-vol2/CFR-2010-title50-vol2-sec17-11>

Wine Country Community Plan EIR
<https://www.dropbox.com/sh/urbe61vhagdzu1/AADwjlpTIDPLuurVesjCtQFla?dl=0>

Wine Country Infrastructure Update, published by Eastern Municipal Water District, February 14, 2019
<https://board.emwd.org/Citizens/Default.aspx>