DRAFT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

FOR THE

AKASH WINERY PROJECT
PP NO. 26225

Prepared for:

Riverside County
4080 Lemon Street, 12th Floor,
P. O. Box 1409
Riverside, CA 92502-1409

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405
(909) 882-3612

January 2025

TABLE OF CONTENTS

APPENDICES

FIGURES

TABLES

LIST OF ABBREVIATIONS AND ACROYNMS

A-1-10	Agriculture
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ABC	Alcoholic Beveridge Control
ACOE	Army Corps of Engineers
ADA	American Disabilities Act
AF	acre feet
AFY	acre feet per year
AG	Agriculture
amsl	above mean sea level
APE	Area of Potential Effect

APN	Assessor’s Parcel Number
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	Air Resources Board
BACMs	Best Available Control Measures
BAU	Business as usual
bgs	below ground surface
BMPs	Best Management Practices
BRA	Biological Resources Assessment
BUOW	Burrowing owl
C&D	construction and demolition
CAA	Clean Air Act
CAAA	Clean Air Act Amendment
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCAR	California Climate Action Registry
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
COA	Conditions of Approval
COCs	constituents of concern
CRECs	Controlled Recognized Environmental Condition
CRHR	California Register of Historical Resources
CRMP	Cultural Resource Management Plan
CWA	Clean Water Act
CY	cubic yard
dB	decibel
dBA	A-weighted decibel
DDW	Division of Drinking Water
DOI	Department of Interior
DTSC	Department of Toxic Substance Control
DWR	Department of Water Resources
EA	Environmental Assessment
EIR	Environmental Impact Report
EO	Executive Orders

EMFAC	EMission FACtors
EMWD	Eastern Municipal Water Dsitrict
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FGC	Fish & Game Code
FTA	Federal Transit Association
GCC	Global Climate Change
GHG	Greenhouse Gas
gpm	gallons per minute
GSA	Groundwater Sustainability Agencies
GSP	Groundwater Sustainability Plans
hP	horse power
IEPR	Integrated Energy Policy Report
in/sec	inches per second
ISTEA	Intermodal Surface Transportation Efficiency Act
kWh	kilowatt hour
Leq	equivalent continuous sound level
LOS	Level of Service
LRA	Local Responsibility Area
LSA	Lake or Streambed Alteration
LST	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MCL	maximum contamination level
MM	Mitigation Measure
MRZ	Mineral Resource Zone
MT	Metric Ton
N/A	not applicable
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NBP	Nesting Bird Plan
NDIR	Non-Dispersive Infrared Photometry
No.	Number
NO2	Nitrogen Dioxide
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resource Conservation Service
O3	Ozone
Pb	Lead
PM 10	Fine Particulate Matter
PM 2.5	Fine Particulate Matter

ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resource Code
R-1-5	Rural Residential
RCSS	Riversidian Coastal Sage Scrub
RECs	Recognized Environmental Condition
RMS	root mean square
ROW	Rights-of-Way
RPS	Renewable Portfolio Standard
RR	Rural Residential
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SABER	Safeguard Artifacts Being Excavated in Riverside County
SBBM	San Bernardino Base Meridian
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
sf	square feet
SGMA	Sustainable Groundwater Management Act
SGMP	Sustainable Groundwater Management Plan
SIP	State Implementation Plan
SKR	Stephen’s Kangaroo Rat
SMGB	State Mining and Geological Board
SO2	Sulfur Dioxide
SOI	Secretary of Interior
SRA	State Responsibility Area
SSC	Species of Special Concern
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCR	Tribal Cultural Resources
TEA-21	Transportation Equity Act for the 21st Century
THPO	Tribal Historic Preservation Officer
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VdB	vibration-velocity decibel
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
WCCP	Win County Community Plan

WC-W	Wine Country Winery Zone
WOTUS	Waters of the United States
WRMSHCP	Western Riverside MSHCP
WQMP	Water Quality Management Plan

CHAPTER 1: PROJECT DESCRIPTION

1.1 Introduction

Akash Winery has submitted an application to the County of Riverside (County) to obtain authorization to operate as a Class V Winery with special events (occasions) in conjunction with a Change of Zone from R-A-10 to WC-WE. The application being processed by the County is Revised Plot Plan No. 26225R01. The County has requested a complete project description that summarizes future hours of operation for the winery and the special events; maximum number of guests at special events; and the maximum number of special events per year. The following text describes these project activities, assuming the County approves the application/entitlement identified above.

1.2 Project Location

The 19.34-acre project facility is located east of the City of Temecula in the existing wine country. The address for the winery is 39730 Calle Contento (APN 943-210-012). Approximately 14.5 acres of the project site is devoted to vineyards. Township 7 South, Range 2 West, Sections 22 & 27 San Bernardino Base Meridian (SBBM). The specific cadastral location of the site is 33.538144 North Latitude and 117.073404 West Longitude. Refer to Figures 1 and 2, regional and site location.

1.3 Existing Site Conditions

The project site is located in southwestern Riverside County, about one mile east/northeast of the City of Temecula within the Wine County Community Plan (WCCP) area. The proposed project is located along Calle Contento, just south of its intersection with Vista Del Monte Road. The property is bound by residential housing on large lots to the south, east, north, and west, with existing agricultural operations (vineyards) surrounding the project site. Very limited areas of land adjacent to the project site is undeveloped, containing native vegetation (Riversidian Coastal Sage Scrub, RCSS) characteristic of the adjacent Tucalota Hills. Regional access to the project is provided from Interstate 15 (I-15), to Rancho California Road, and to Calle Contento as shown in Figure 1, Regional Location Map.

The property is developed as a vineyard over 75% of the project site (14.5/19.34 = 74.97%, or 75% when rounded to nearest whole number). The remainder of the site, as shown on the aerial photo in Figure 2, consists of disturbed areas in support of vineyard operations and a small area of native vegetation along the northern and south eastern boundaries of the property. The site also contains several existing structures as, as shown on Figure 2, Site Location Map. The existing structures onsite consist of the following: a 430 square foot (sf) restroom facility (Men's and Women's), both ADA compliant; and a 4,932 sf Tasting and Production Building (consisting of 1,737 sf Tasting, 159 sf Retail, 211 sf VIP Lounge and 1,025 sf Wine Production, 1,414 sf Storage, 158 sf Lab/Office, 228 sf Glass Wash Station. In addition, a 40' metal agricultural related storage bin is proposed to remain on site for storage of hand tools, vineyard irrigation supplies, and tractor attachments. The specific The specific There is an existing paved driveway into the property from Calle Contento that provides access to the site for vineyard operations and maintenance. Access is also available by graded roads on the northern and southern boundaries of the property. The proposed project site ranges in elevation from about 1,265' above mean sea level (amsl) at the northeastern boundary and 1,405' amsl at the middle northern boundary.

1.4 Existing General Plan Land Uses and Zoning Classifications

The proposed project site is designated by the County of Riverside General Plan for Agriculture (AG) use, and has a zoning classification of Wine Country Winery Zone (WC-W). The project site is located within the Temecula Valley Wine Country Policy Area and is part of the Winery District as designated

by the County of Riverside. The entitlement application under consideration by the County is Plot Plan N0. 26225, Revised Permit No. 1.

1.5 Project Characteristics

Project Overview

Plot Plan No 26225, Revised Permit No. 1 proposes to expand the existing wine tasting/production building of 4,851 square feet (sf) by adding an additional 6,075 sf (total 10,926 sf). The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Additionally, the existing Class V Winery seeks to include limited indoor/outdoor special occasions and events on site and will remove the previously entitled Winery Hotel for an additional 132 parking spaces in the same location. No other changes or revisions are proposed then what was already previously approved under the original entitlement.

On-Site Parking

The automobile parking required for a facility of this size is 182 spaces, and the proposed project will provide 196 automobile parking spaces. This includes 6 ADA parking stalls, and 6 electric vehicle stalls. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station per Section 18.12 of Ordinance No. 348. The parking on site would be provided to the north and east of the various structures shown on the site plan. This is illustrated on Figure 3, the current site plan.

Site Access

Site access is obtained using high quality, paved roads. Regional access is provided by Interstates 15 and 215 to Rancho California Road. Taking Rancho California Road east to Calle Contento and then turning north on Calle Contento. Take Calle Contento north for about 1.5 miles to the paved driveway into the Akash Winery property. The existing paved driveway along the southern boundary is for egress only for patrons who are parked there. Additionally, it provides connective access through the site for the Fire Department.

Utilities

The proposed project site is served by utilities in support of the existing use of the site. Utilities that presently serve the project site include:

Water:	Rancho California Water District
Wastewater:	Eastern Municipal Water District
Gas:	Private onsite propane tank
Electric:	Southern California Edison
Telephone:	Verizon
Solid Waste:	Waste Management of Inland Valley

As noted above, no new connections to the above utilities are anticipated to be required to operate the proposed Akash Winery as existing connections to utilities would continue to serve the project site. The proposed project would install a new fire hydrant on site.

Landscaping
The proposed project would retain much of the existing native landscape found within the project site and will include additional drought tolerant landscaping interspersed throughout the project site. The proposed landscaping will be consistent with Ordinance No. 859 related to water efficient landscape requirements. This includes the following types of plants: Thornless Honey Locust; Desert Museum Palo Verde; wine grapevines; and Pigeon Point Dwarf Coyote Bush. A copy of the proposed project Conceptual Landscape Plan is provided in Appendix 1.

Operational Scenario

Wine Operations

Wine Production Activities

- The winery production shall use the existing revised 1,267 sf wine production space as well as the proposed new 968 sf wine production room, with 2,343 sf storage of wine in the new proposed wine storage space.
- All stainless-steel fermenting tanks for wine production will be located in the above noted interior space.
- Wine production will consist of the required 7,000 gallons annually per Class V winery regulations.
- All wine equipment shall be stored within the wine production and wine storage interior spaces.
- Wine harvesting staff will be on consultant basis to assist Akash Winery.
- Wine production fermenting and testing shall be conducted on-site and within on-site lab.
- Wine production shall not occur at the same time as special events on site.

Wine Tasting

- The winery is open to the public Monday 12-6pm, Tuesday 12-8pm, Wednesday 12-6pm, Thursday 12−6pm, Friday 11am-6pm, Saturday 10am-8pm, Sunday 11am-6pm, and all private wine tasting shall be by appointment only Monday through Friday 1-6 pm.
- Wine tasting shall be in the existing revised permitted 2,018 sf tasting bar area, and the new proposed outdoor 1,810 sf upper patio, proposed outdoor 2,090 sf lower patio and 675 sf vineyard patio.
- Private wine tasting will be regulated as required by Alcoholic Beveridge Control (ABC).
- Private wine tasting will not occur during Special/Occasions Events and shall be limited to 6-10 guests.

Special Occasions/Events Operations

Weekends: (Friday, Saturday & Sunday)

- A maximum of 1 event per week including weekends.
- Maximum 300 attendees including all guests, contract event staff and contract vendors.
- The event facility set up shall start no earlier than 7:00 am.
- The event guests shall vacate the premises by 10:00 pm and events shall start no earlier than 6:00 pm.
- The event facility final clean-up shall conclude by 11:00 pm.
- Special Occasions Events Sound Exception provisions shall apply.

Weekday: (Monday through Thursday)

- A maximum of 1 event per week including weekends.
- Maximum of 40 attendees during weekday, contracted event staff and contract vendors.
- The event set up shall start no earlier than 10:00 am.
- The event shall start no earlier than 6:00 pm.

- Event guests shall vacate the premises by 10:00 pm
- The event's final clean-up shall conclude by 11:00 pm.
- Special Occasion/Event Sound Exception provisions shall apply.

SUMMARY

There shall be a maximum of 35 events per calendar year and there shall be only one event per weekend.

Special Occasion/Event Area

Yoga classes: outdoor, grass area and/or lower covered patio 2,831 sf., Saturday or Sunday, Once a week, 40 attendees. Winery closed during. Shown on partial site exhibit AS-2.1. (Wellness classes include yoga, meditation, and similar limited activities).

Description:	Locations:	Sq. Ft.:
Yoga Classes	Grass area	1,508 sf.
Outdoor	Portions of lower patio	1,323 sf.
Saturday or Sunday	Once a week	40 attendees
	Employee count:	1
Winery closed during	Shown on partial site exhibit AS-2.1	

Comedy night: indoor, tasting room existing revised 2,018 sf., and tasting bar 437 sf., deli 875 sf., Friday 6pm-9pm, Once a month, 100 attendees. Winery open during. Shown on partial site exhibit AS-2.2. The Akash Winery would only be open during two activities: Artisan Booths and Live Music. The Winery would not be open during the following activities: Yoga Classes; Comedy Club Night; Wine Club Night; Charity Events; Wedding Ceremonies; and Wedding Receptions.

Description:	Locations:	Sq. Ft.:
Comedy night	Tasting room	2,018 sf.
Indoor	Tasting bar	437 sf.
	Deli	875 sf.
Friday 6pm-9pm	Once a month	100 attendees
	Employee count:	3
Winery open during	Shown on partial site exhibit AS-2.2	

Wine club night: indoor/outdoor, tasting room existing revised 2018 sf., and tasting bar 437 sf., deli 875 sf., conference room 704 sf., outdoor wine bar 239 sf., upper & lower patio 4,776 sf., vineyard patio 675 sf., Thursday-Sunday, once a month, 30 attendees. Winery closed during. Shown on partial site exhibit AS-2.3.

Description:	Locations:	Sq. Ft.:
Wine club night	Tasting room	2,018 sf.
Indoor/Outdoor	Tasting bar	437 sf.
	Deli	875 sf.
	Conference room	704 sf.
	Outdoor wine bar	239 sf.
	Upper & Lower patio	4,776 sf.
	Vineyard patio	675 sf.
Thursday-Sunday	Once a month	30 attendees
	Employee count:	2
Winery closed during	Shown on partial site exhibit AS-2.3	

Charity events (5k walks): indoor/outdoor, tasting room existing revised 2018 sf., and tasting bar 437 sf., deli 875 sf., conference room 704 sf., outdoor wine bar 239 sf., upper & lower patio 4,776 sf., vineyard patio 675 sf., Friday-Sunday, once a month, 100 attendees. Winery open during. Shown on partial site exhibit AS-2.4.

Description:	Locations:	Sq. Ft.:
Charity events (5k walks)	Tasting room	2,018 sf.
Indoor/Outdoor	Tasting bar	437 sf.
	Deli	875 sf.
	Conference room	704 sf.
	Outdoor wine bar	239 sf.
	Upper & Lower patio	4,776 sf.
	Vineyard patio	675 sf.
Friday-Sunday	Once a month	100 attendees
	Employee count:	4
Winery open during	Shown on partial site exhibit AS-2.4	

Small business booths: indoor/outdoor, tasting room existing revised 2018 sf., and tasting bar 437 sf., deli 875 sf., conference room 704 sf., outdoor wine bar 239 sf., upper & lower patio 4,776 sf., vineyard patio 675 sf., Friday-Sunday, once a month, 125 attendees. Winery open during. Shown on partial site

exhibit AS-2.5.

Description:	Locations:	Sq. Ft.:
Small business booths	Tasting room	2,018 sf.
Indoor/Outdoor	Tasting bar	437 sf.
	Deli	875 sf.
	Conference room	704 sf.
	Outdoor wine bar	239 sf.
	Upper & Lower patio	4,776 sf.
	Vineyard patio	675 sf.
Friday-Sunday	Once a month	125 attendees
	Employee count:	5
Winery open during	Shown on partial site exhibit AS-2.5	

Wedding ceremonies: outdoor, deli 875 sf., vineyard patio 675 sf., Thursday-Monday, twice a month, 100 attendees. Winery closed during. Shown on partial site exhibit AS-2.6.

Description:	Locations:	Sq. Ft.:
Wedding ceremonies	Deli	875 sf.
outdoor	Vineyard patio	675 sf.
Thursday-Monday	Twice a month	100attendees
	Employee count:	4
Winery closed during	Shown on partial site exhibit AS-2.6	

Wedding reception: indoor, tasting room existing revised 2018 sf., and tasting bar 437 sf., deli 875 sf., conference room 704 sf., Thursday-Monday, twice a month, 125 attendees. Winery closed during. Shown on partial site exhibit AS-2.7.

Description:	Locations:	Sq. Ft.:
Wedding reception	Tasting room	2,018 sf.
Indoor	Tasting bar	437 sf.
	Deli	875 sf.
	Conference room	704 sf.
Thursday-Monday	Twice a month	125 attendees

	Employee count:	5
Winery closed during	Shown on partial site exhibit AS-2.7	

Live music: indoor, tasting room existing revised 2018 sf., and tasting bar 437 sf., deli 875 sf., conference room 704 sf., Friday-Sunday, once a week, 146 attendees. Winery open during. Shown on partial site exhibit AS-2.8.

Description:	Locations:	Sq. Ft.:
Live music	Tasting room	2,018 sf.
Indoor	Tasting bar	437 sf.
	Deli	875 sf.
	Conference room	704 sf.
Friday-Sunday	Once a week	146 attendees
	Employee count:	5
Winery open during	Shown on partial site exhibit AS-2.8	

430 sf restroom facility (Men's and Women's), both ADA compliant.

Special Occasion/Event Employees

- The venue has one independent Wedding Coordinator/Event Manager.
- All staff for events are provided by an approved catering company, or licensed vendors that are hired through the Akash Winery Wedding Coordinator/Event Manager.
- The Event Manager/Wedding Coordinator shall be onsite the day of rehearsal and day of event for coordination and management, and security will be provided for event, by approved private security vendor as required.

Special Occasion/Event Amplified Sound

- All indoor amplified sound including microphone, DJ music including, live music if wedding party hires a band, shall cease at 10:00 pm on event days. Outdoor Live music is defined as a string quartet for ceremony, or indoor live band for the reception.
- A recording noise meter is used for all events.
- All recorded data per event is saved.
- Movable sound wall system will be utilized to mitigate noise transmission during events, see "typical sound walls on partial site exhibits."

Special Occasion Event Parking

- Parking Requirement: type of use area/number parking ratio required provided auditoriums, exhibition halls, theaters, movie theaters and similar places with a fixed seat maximum of 200 seats. 197 parking spaces are provided. (See site plan parking calculation).
- Guest parking shall be via valet service only on the existing valet parking lot property and golf cart included for guests needing assistance.
- 2 reserved spaces for bride and groom.

- Lyft/Uber shall be used for events per facility contract.
- Five ADA parking stalls provided, and 2 EV parking stalls provided are included in the 197 spaces provided.

Valet Parking and Venue Operations

- At 2:30 pm valet crew (3 people) arrive in one vehicle.
- Set out flags, podium, and cones.
- 3:15 - 4:15 pm guest arrival.
- All cars shall enter via the driveway off Calle Contento or disembark using Lyft or Uber vehicles at podium.
- Check in at podium **required** for all guests to confirm on guest list.
- Guests use pedestrian path to event or transport by golf cart if required.
- Valet shall park cars at the onsite valet existing parking area which is accessible by heading east up the site onto upper pad parking area. (See site plan).
- Valet staff remain onsite, stationed at the round-about for the duration of the event. Valet shall assist guests in golf cart to round about if required.
- Guests leave by handing valet their ticket and await retrieval of their vehicle at round about. They exit the driveway left onto Calle Contento.
- Guests using Lyft/Uber wait at the ADA parking/entry area for driver pickup.
- Vendors are allowed to self-park in a designated unloading area for vendors.

Special Occasion/Event Food Service

- All events shall use approved licensed/insured catering companies to supply all set up, clean up, and service. Food is prepared off site, and all dishes and preparation materials will be washed off site at the catering company's location of business. The venue provides only deli commercial food preparation with dishwashing.
- The ABC licensed vendor shall serve beer, wine, and alcohol. Vendor supplies all needed stemware; supply all ice & mixer uses, including all bar service containers. This vendor is exclusively a licensed bar service. The licensed vendor will provide insurance and will be the only people to serve, bring, or take alcohol from the property.

Construction Scenario

The proposed project is expected to begin construction/site preparation for the proposed winery facility in the First Quarter of 2025. It is estimated that the project will be in full operation by approximately the late Second Quarter of 2025. The project would add 6,075 sf of new structures. The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. No other new structures or physical modifications are proposed. The proposed project would require site improvements, including repairing existing structures, grading and paving the visitor and employee parking lots adjacent to the proposed tasting room. The anticipated construction sequence would be implemented as follows, but may be adjusted to conform to specific conditions at the time of actual construction:

1. Clear and grub;
2. Preparation of subgrade;
3. Mass grade and compact parking lots and road beds;
4. Installation of fire hydrant connection to public water system;
5. Fine grade to prepare for surface improvements;

6. Installation of building foundations;
7. Install private utilities, including water quality infrastructure;
8. Install curb, gutters, sidewalks and first asphalt lift;
9. Complete construction of building and internal renovations of existing buildings;
10. Install landscaping; and
11. Install signage and striping.

The buildings will be developed with a combination of wood/metal framing.

The construction effort is anticipated to require a construction crew of about 10 workers per day, which would result in an anticipated 20 worker round trips per day. It is anticipated that the project will not require any export of material from grading activities. Delivery of construction supplies and removal of any excavated materials and construction and demolition (C&D) materials, if necessary, will be accomplished using trucks during normal working hours, with a maximum of 30 additional round trips per day, though it is anticipated that an average of 15 round trips per day for about 100 working days would occur. Worker and delivery of construction materials or removal C&D are anticipated to require a maximum of about 80 miles round-trip. Grading will be by traditional mechanized grading and compaction equipment including, but not limited to the following: front end loader, excavator, loader backhoe, dump truck, forklift, skid steer, mobile crane, bulldozer, grader, roller, water wagon, asphalt compactors, telehandlers, cement trucks, various hand tools traditional to grading operations, etc. For the areas that require paving, such as the parking area, the asphalt or concrete will be delivered to the site and applied to these areas in a routine manner.

1.6 County Approvals

The Applicant is requesting the following discretionary actions from the County of Riverside in connection with the proposed development of the project site:

- Adoption of Initial Study/EA and MND
- Approval of an updated Plot Plan
- Approval of Grading Permit(s)
- Approval of Building Permit(s)

1.7 Other Agencies Whose Approval is Required

Based on an evaluation of the specific project location, the proposed project will not require any permits from other agencies to support development of the site. The amount of area to be disturbed by the whole project will be greater than one acre; therefore, the developer will be required to file a Notice of Intent (NOI) for a General Construction permit to comply with the National Pollutant Discharge Elimination System (NPDES) requirements. The NOI is filed with the State Water Resources Control Board and enforced by the San Diego Regional Water Quality Control Board. A Stormwater Pollution Prevention Plan (SWPPP) must be implemented in conjunction with construction activities. No other permits or agency requirements have been identified in association with the proposed project.

Additionally, the project must comply with the Riverside County Fire Department building requirements, and any other responsible agency that may have discretionary authority over all or a portion of the project.

No other permits or agency requirements have been identified in association with the proposed project.

1.8 Tribal Consultation

Have California Native American tribes traditionally and cultural affiliated with the project area requested

consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Consultation under AB52 was initiated by the County on March 28, 2017. Notices regarding this project were mailed to seven requesting tribes on March 28, 2017. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. There was no response from the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians, and the Ramona Band of Indians. The Pala Band deferred to Tribes located nearer to the project.

Consultation was initiated with Pechanga on October 11, 2017. The Pechanga Band of Indians provided information that the project area is within their traditional use area and that the area is sensitive to the Tribe. No Cultural Resources were identified by the Tribe, and there will be no impact to tribal cultural resources because there are none present.

*Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

CHAPTER 2: COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM & INITIAL STUDY CHECKLIST

Project Case Type (s) and Number(s): Akash Winery Project; PP No. 26225, Revised Permit No. 1
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 12th Floor, P. O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler, Project Planner
Telephone Number: 951-955-6660
Applicant's Name: Akash Patel
Applicant's Address: 39370 Calle Contento, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description

Plot Plan No 26225, Revised Permit No. 1 proposes to expand the existing wine tasting/production building of 4,851 square feet (sf) by adding an additional 6,075 sf (total 10,926 sf). The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Additionally, the existing Class V Winery seeks to include limited indoor/outdoor special occasions and events on site and will remove the previously entitled Winery Hotel for an additional 132 parking spaces in the same location. No other changes or revisions are proposed then what was already previously approved under the original entitlement.

Refer to the detailed project description at the front of this document for greater detail.

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

C. Total Project Area:

Residential Acres:	None	**Lots:**		**Units:**	**Projected No. of Residents:**
Commercial Acres:	19.34	**Lots:**	1	**Sq. Ft. of Bldg. Area:** 4,851	**Est. No. of Employees:** 5-15
Other:	14.5 acres of land under vine (existing vineyard area)				

D. Assessor's Parcel No(s): APN 943-210-012

E. Street References: Calle Contento to the southeast of the intersection of Calle Contento and Visto Del Monte Road

F. Section, Township & Range Description: Township 7 South, Range 2 West, Sections 22 & 27 San Bernardino Base Meridian (SBBM). The site can be viewed on the USGS Bachelor Mountain, CA Quadrangle, 7.5 Minute Series topographic map.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in southwestern Riverside County, about one mile east/northeast of the City of Temecula within the Wine County Community Plan (WCCP) area. The proposed project is located along Calle Contento, just south of its intersection with Vista Del Monte Road. The property is bounded by residential housing on large lots to the south, east, north, and west, with existing agricultural operations (vineyards) surrounding the project site. Very limited areas of land adjacent to the project site is undeveloped, containing native vegetation (Riversidian Coastal Sage Scrub, RCSS) characteristic of the adjacent Tucalota Hills.

Regional access to the project is provided from Interstate 15 (I-15), to Rancho California Road, and to Calle Contento as shown in Figure 1, Regional Location Map.

The property is developed as a vineyard over 75% of the project site, refer to Page 1 of this document. The remainder of the site, as shown on the aerial photo in Figure 2, consists of disturbed areas in support of vineyard operations and a small area of native vegetation along the northern and southeastern boundaries of the property. The existing facilities are summarized above under Project Location. The site also contains several existing structures, as shown on Figure 2, Site Location Map, and as discussed above under the Project introduction. There is an existing paved driveway into the property from Calle Contento that provides access to the site for vineyard operations and maintenance. Access is also available by graded roads on the northern and southern boundaries of the property. The proposed project site ranges in elevation from about 1,265' above mean sea level (amsl) at the northeastern boundary and 1,405' amsl at the middle northern boundary.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project has been designated for Agriculture land use. The proposed project is consistent with the existing land use and does not require a General Plan Amendment. The project is an implementing project of the WCCP. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project would be consistent with the provisions of the Temecula Valley Wine Country Policy Area.
2. Zoning: The project site zoning classification is Wine Country-Winery Zone (WC-W), and the proposed project would be consistent with the zoning classification.
3. Circulation: Adequate circulation facilities exist in the vicinity of the project and would be capable of serving the proposed project. The proposed project meets all applicable circulation policies of the General Plan.
4. Multipurpose Open Space: As the project site has not been planned for natural open space, it would not conflict with the Multipurpose Open Space Element.
5. Safety: The proposed project is not located within any special hazard zone (including FEMA flood zone, Alquist-Priolo fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project is designed to allow for sufficient provision of emergency response services to the site through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
6. Noise: The project would not generate noise levels in excess of standards established in the General Plan or Ordinance No. 847. Per County Ordinance No. 348, the following standard shall apply to all Special Occasion/Event Facilities: 4. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. This project includes an application for a Noise Exception to allow specific activities and facilities to host activities with outdoor amplified sound. Thus, the proposed project meets all other applicable Noise element policies with incorporation of design elements and with approval of the exception.
7. Air Quality: Compliance with AQMD Rules and Wine Country Community Plan (WCCP) Environmental Impact Report (EIR) Mitigation Measures would ensure that the proposed project would not result in emissions that exceed criteria pollutant thresholds. In addition, the project is compliant with all applicable Air Quality Element policies.
8. Healthy Communities: The project would not result in any air quality, hazardous materials, noise, or other impacts that would affect Healthy Communities. Thus, the project would not result in conflicts with the Healthy Communities policies.

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: N/A

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

F. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture
3. **Land Use Designations:**
   - North: Rural Community-Estate Density Residential
   - **South:** Agriculture
   - **East:** Agriculture
   - **West:** Agriculture
4. **Overlay(s), if any:** N/A
5: **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District

A. 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

B. Existing Zoning: Wine Country-Winery Zone (WC-W)

C. Proposed Zoning, if any: N/A,

D. Adjacent and Surrounding Zoning: North = Rural Agricultural-2 1/2 acre Minimum; South = Citrus/Vineyard-10 Acre Minimum; East Citrus/Vineyard-29 Acre Minimum; and West = Citrus/Vineyard-20 Acre Minimum

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.

☒ Aesthetics	☒ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture Resources	☒ Hydrology/Water Quality	☐Transportation/Traffic
☒ Air Quality	☐ Land Use/Planning	☒Utilities/Service Systems
☒ Biological Resources	☒ Mineral Resources	☒Other Paleontological Resources
☐ Cultural Resources	☒ Noise	☐Other
☒ Geology/Soils	☐ Population/Housing	☒Mandatory Findings of Significance
☒ Greenhouse Gas Emissions	☐ Public Services	

IV.DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more

significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Tim Wheeler	01.13.25
Signature	Date
Timothy Wheeler	Project Planner
Printed Name	

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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐

Sources: Riverside County General Plan Figure C-8 "Scenic Highways"

Impact Analysis:

a. *No Impact* – The proposed project is located within the WCCP area along Calle Contento. According to the Caltrans California State Scenic Highway Map (Figure 1-1), the proposed project is located about 20 miles to the south of the nearest state designated scenic highway, which is State Route 74 traversing through the San Jacinto Mountains. Interstate 15 (I-15), located about 9.5 miles to the west of the project site, has been identified as an Eligible State Scenic Highway, but has not been officially designated. An additional Eligible State Scenic Highway is located southeast of the project, State Route 79, but again, has not been officially designated. As shown on Figure 1-1, no County Eligible Scenic Highways exist in the vicinity of the project. Given that the proposed project is located at a distance from any area State, State Eligible, or County Eligible Scenic Highways, and that the proposed project is not visible from any of these roadways, implementation of the proposed Akash Winery Project would have no potential to substantially effect a scenic highway corridor.

b. *Less Than Significant Impact* – As stated in Subsection 1.3, proposed project would retain much

of the existing native landscape remaining within the project site. No rock outcroppings or other unique or landmark features exist within the project site. Additionally, the proposed project is in a rural area, surrounded by rural residential uses, vineyards, wineries, and agricultural uses. Even though the proposed project will modify the central area around the warehouse, these site modifications will not substantially change the visual character of the site due to the distance between the public viewing area (Calle Contento) and the additional structures will be consistent blend in with existing views that occur in the project area. Also, the vineyard is an existing feature of the site and this visual buffer will remain. The Riverside County General Plan identifies hillsides and ridges that rise above urban or rural areas or highways as scenic backdrops, and identifies scenic vistas as points, accessible to the general public, that provide a view of the countryside. The project site is located in an area with varied topography and winery development, but that is ultimately not located along a hillside area. The ridgeline feature visible in the project area are the Tucalota Hills to the east of the project site. As the proposed project would not result in a substantial visual change or inconsistency at the project site, and would not impact public views of the Tucalota Hills as a result of the structural changes proposed as part of this project, impacts to scenic vistas or views open to the public would be less than significant.

The proposed project has been designed pursuant to the WCCP Design Guidelines, which are specifically intended to maintain the rural Wine Country character. As the proposed project would be required to comply with the WCCP Design Guidelines, would alter the site in an area with concentrated development, and would enhance the overall visual setting within the site through the proposed upgrades to the existing site landscaping, the proposed project is not anticipated to result in the creation of an aesthetically offensive site open to public view. Furthermore, the WCCP Environmental Impact Report (EIR) requires the implementation of mitigation measure **AES-2**, which would require a signage plan for the project site, which the Applicant would be required to prepare and submit to the County for review and approval. Given the above, the proposed project would have a less than significant potential to 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.

c. *Less Than Significant With Mitigation Incorporated* – The proposed project is in a non-urbanized area, as defined by the Public Resources Code Section 21071(b), as confirmed by the State Office of Planning and Research "Site Check." The proposed project is surrounded by rural residences, vineyards and wineries on large lots to the south, east, north, and west. The proposed development would be consistent with that which exists within the property at present, as the proposed modifications to the site will be consistent with the uses in the surrounding area. As such, implementation of the proposed project would have only minimal potential to limit public views in the area immediately surrounding the project site, due to the height of the existing agricultural building (warehouse) for being of comparable height and slightly greater mass to the proposed structures at 30' in height, or less. The proposed development would enhance the existing features within the site due to the greater amount of landscaping proposed in conjunction with the proposed project. Thus, the visual character of the site and the quality of public views of the site and its surrounding area would be enhanced due to proposed modifications, which will integrate the new facilities with the existing winery features. Due to the project's location outside of major throughways in the County, public views to this site are limited. As stated under issue 1(a), the proposed project has been designed pursuant to the WCCP Design Guidelines, which are specifically intended to maintain the rural Wine Country character. As the proposed project would be required to comply with the WCCP Design Guidelines, would alter the site in the area already developed, and would enhance the overall visual character of site through the proposed upgrades to the existing site landscaping, the proposed project has a less than significant potential

to substantially degrade the existing visual character or quality of public views of the site and its surroundings.

Mitigation: No project specific mitigation is required. The proposed project would be required to comply with the WCCP EIR Mitigation Measure **AES-2**, which states:

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

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. **Mt. Palomar Observatory** a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Sources: GIS database, Ord. No. 655 (Regulating Light Pollution)

Impact Analysis:

a. *Less Than Significant Impact* – The project site is located approximately 17 miles from the Mt. Palomar Observatory. This location falls within the designated 45-mile (Zone B) Special Lighting Area that surround the Observatory. County Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. The project has incorporated the project lighting requirements of Riverside County Ordinance No. 655 into the lighting design, which will minimize the potential for conflict with night time use of the Observatory. Since Ordinance No. 655 establishes minimum performance thresholds for outdoor lighting, and because the proposed project has been designed to comply with these performance measures, there is no need for additional mitigation, as this ordnance is self-implementing.

Mitigation: No mitigation is required, but compliance with County Ordinance No. 655 shall be fulfilled by the proposed project.

Monitoring: Monitoring is required under County Ordinance No. 655 and all exterior lighting shall conform with the minimum performance requirements of this Ordinance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
b) Expose residential property to unacceptable light levels?	☐	☒	☐	☐

Sources: Onsite Inspection, Project Application Description, Riverside County General Plan and Ordinances No. 460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution), No. 915 (Regulating Outdoor Lighting), and the WCCP EIR

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – Implementation of the proposed project will create new some sources of light during the operational phases of the project. While the proposed project site presently contains limited structures and activities that generate a source of light, new sources of light and glare from interior and exterior building lighting, safety and security lighting, and vehicular traffic accessing the site will occur once the project has been developed and the Akash Vineyard Winery is in full operation. The nearest residence is directly adjacent to the property boundaries, but is located more 150 feet from the nearest structures that would emit light. Additionally, the existing structures onsite are set back from Calle Contento, and are buffered from the adjacent roadway by the existing vineyard and vegetation. Thus, no glare should affect traffic on the adjacent roadway. Regardless, to ensure that the project does not result in intrusive lighting or adverse glare on adjacent properties or vehicles travelling in the vicinity of the project site, the project must be designed in accordance and comply with General Plan and Ordinances No. 460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution), No. 915 (Regulating Outdoor Lighting). Furthermore, the project must comply with WCCP EIR Mitigation Measure **AES-3**, which requires submittal of lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements. Compliance with County Ordinance Numbers 655, 460, and 915 and the WCCP EIR Mitigation Measure **AES-3** would regulate lighting to ensure that glare does not occur. As the new lighting is required to be consistent with the lighting policies of the County of Riverside Code of Ordinances, with implementation of the WCCP EIR Mitigation Measure **AES-3**, potential light and glare can be controlled to a less than significant impact level.

b. *Less Than Significant With Mitigation Incorporated* – The proposed project is surrounded by single-family residential housing on large lots to the south, east, north, and west. This proximity combined with the new lighting associated with the project creates a potential to expose nearby residential property to unacceptable light levels. The project would comply with all applicable Riverside County lighting regulations, which specify that lighting be hooded, and angled to focus on the project site, and away from adjacent residential uses. In addition, the development standards for the Wine Country Zones require that all exterior lighting, including spotlights, floodlights, electric reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. Additionally, the project applicant would be required to submit lighting plans for approval as part of the project permitting process per WCCP EIR Mitigation Measure **AES-3** and Ordinances No. 460, 655, and 915 to ensure compliance with Riverside County lighting requirements. This process would ensure that nearby

residential property is not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would be less than significant with mitigation incorporated. Thus, the project's potential to expose adjacent residential property to unacceptable light levels would be less than significant with the implementation of WCCP EIR Mitigation Measure **AES-3**.

Mitigation: No project specific mitigation is required. The proposed project would be required to comply with the WCCP EIR Mitigation Measure **AES-3**, which states:

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

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FORESTRY RESOURCES: Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Sources: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, California Department of Conservation Farmland Mapping and Monitoring Program (2022); California Department of Conservation Important Farmland Categories: https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx; and Project Application Materials

Impact Analysis:

a. *Less Than Significant Impact* – According to the California Department of Conservation Important Farmland Map Finder, the project is located on land that is deemed "Unique Farmland" and "Other Land" (Figure 4-1). Unique farmland is defined by the Department of Conservation as farmland of lesser quality soils used for the production of the State's leading agricultural crops. The Department of Conservation notes that this land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. In order for the land to be deemed Unique Farmland, the land area must have been cropped at some time during the four years prior to the mapping date. The proposed project site currently contains approximately 14.5 acres of vineyard area that is designated as Unique Farmland and within the southern portion of the site designated as Other Land. The proposed project, including the addition to the agricultural building structure, would not encroach on any existing vineyard area. Thus, the proposed project would comply with the WCCP EIR, which included Project Design Features that require 75 percent of implementing projects on future winery sites to be planted with vineyards on 10 acres or more, because the project site includes about 14.5 acres of vineyard within a 19.34-acre site, equal to about 75% of the site. Thus, implementation of the proposed Akash Winery Project would not result in the conversion to non-agricultural use as it would facilitate the continued use of the site for agricultural purposes. The proposed project, with continued production of wine and the addition of Special Occasion/Events, establishes an onsite land use pattern that can continue to support the existing agricultural operations. Thus, impacts under this issue would be less than significant.

b. *No Impact* – The project site is developed as a vineyard with about 75% of the project site currently being farmed for grape production. The site also contains existing structures that support the proposed winery use of the site. The proposed project is located within the Wine Country-Winery zone classification that allows for vineyards, groves, and other horticultural products in conjunction with an agricultural operation, as well as Class I, II, and V wineries. As discussed above, given that the proposed project contains an existing vineyard that would remain in place in support of the proposed Akash Winery Project, the proposed project would not conflict with the existing zoning, as the existing zoning is intended for agricultural uses. Thus, the project would comply with the standards applicable to the Wine Country-Winery zone classification and would conform to the type of use envisioned for a project of this type under the WCCP and WWCP EIR. In addition, the project site is not subject to a Williamson Act contract or Riverside County Agricultural Preserve. The proposed project would have no potential to conflict with agricultural zoning, Williamson Act contract, or Riverside County Agricultural Preserve. Thus, no impacts are anticipated from implementation of the proposed project.

c. *Less Than Significant Impact* – The zoning surrounding the project site includes Wine Country-Winery Zone (WC-W), Agriculture (A-1-10), and Rural Residential (R-A-5). The Wine Country-Winery Zone requires that all residential developments record a Right-to-Farm covenant, to protect the area vineyard uses from residential encroachment and conflicting land uses (Ordinance 348.4857). Additionally, the WCCP EIR indicates that the objectives of the WCCP are to ensure that the area develops in an orderly manner that minimizes conflicts between agricultural and urban uses and decreases the likelihood that conversions from agricultural areas would occur. The intent of the WCCP is to prevent the diminishing effects of urbanization conflicts on the rural and agricultural character of the community by restricting incompatible uses. Though the project site is located within 300 feet of land zoned for agricultural land use, the project itself is an implementing project of the WCCP as a result of the existing vineyard and winery and wine tasting use. Thus, as an agricultural project in and of itself, the project would not have a potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

Therefore, impacts under this issue would be less than significant.

d. *Less Than Significant Impact* – Please refer to the impact analysis under 4(a-c), above. As stated above, the proposed project is located in the WC-W zone within the WCCP. The intent of the WCCP is to prevent the conflicting effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. Given that the proposed project is an implementing project of the WCCP as a result of the existing vineyard and proposed winery and wine tasting use, the project has no potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, impacts under this issue would be less than significant.

Mitigation: No mitigation pertaining to agriculture is required.

Monitoring: No monitoring pertaining to agriculture is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forestry				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Sources: Riverside County General Plan Figures OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" and OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Riverside County Map My County: https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public; and the WCCP EIR.

Impact Analysis:

a. *No Impact* – The project site contains about 14.5 acres of vineyard area in addition to existing support structures, that will be retained and would be expanded as part of the proposed project. According to the Riverside County Map My County map depiction of vegetation overlays at and in the vicinity of the project site (Figure 5-1), the project site contains a woodland and forest vegetation area that traverses the site from west to east. However, the proposed project is not located in an area zoned for such resources, and therefore it cannot cause rezoning of forest land, timberland, or timberland zoned for Timberland Production. Therefore, the proposed project would have no impact under this issue.

b. *No Impact* – The WCCP EIR determined that no timber resources, forest land, or other related activities occur within the boundary of the WCCP Planning Area. Thus, while the proposed project site is bisected by an area containing woodland and forest vegetation, the proposed project would

not result in the loss of any forest land or convert forest land to non-forest use. Furthermore, the proposed project would retain the native landscape shown within this area on Figure 3. Thus, while the proposed project would facilitate the continued use of the site as a vineyard, and would enable the creation of a new winery and wine tasting room, it would not alter any woodland and forest vegetation found within the center of the site. Thus, the proposed project would have no impact under this issue.

c. *No Impact* – Please refer to the analysis under issues 5(a-b), above. The WCCP EIR determined that no timber resources, forest land, or other related activities occur within the boundary of the WCCP Planning Area. Given that the proposed project would retain the native landscape shown within this area on Figure 3, and that no defined timber or forestry resources exist within or adjacent to the project site, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, the proposed project would have no impact under this issue.

Mitigation: No mitigation pertaining to forestry is required.

Monitoring: No monitoring pertaining to forestry is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Expose sensitive receptors which are located within 1 mile of the project site to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Sources: Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Air Quality and GHG Impact Analyses, Akash Winery Emissions, prepared by Gerrick Environmental on July 18, 2023 (Appendix 2), WCCP EIR

Background:

Climate

The climate of the Temecula area, technically termed an interior valley subclimate of Southern California's Mediterranean-type climate, is characterized by warm summers, mild winters, infrequent rainfall, moderate afternoon breezes, and generally fair weather. The clouds and fog that form along the area's coastline rarely extend as far inland as San Jacinto Valley, and if they do, they usually burn off quickly after sunrise. The most important weather pattern is associated with the warm season airflow across populated area of the Los Angeles Basin that brings polluted air into western Riverside County late in the afternoon. This transport pattern creates unhealthful air quality when the fringes of this "urban smog cloud" extend to the project site during the summer months.

Air Quality Standards

Existing air quality is measured at established Southern California Air Quality Management District (SCAQMD) air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 6-1. Because the State of California had established Ambient Air Quality Standards (AAQS) several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those standards currently in effect in California are shown in Table 6-1. Sources and health effects of various pollutants are shown in Table 6-2.

Table 6-1
AMBIENT AIR QUALITY STANDARDS

Pollutant	Average Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O3)[8]	1 Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m^3)		0.070 ppm (137 µg/m^3)		
Respirable Particulate Matter (PM10)[9]	24 Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		–		
Fine Particulate Matter (PM2.5)[9]	24 Hour	–	–	35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	12.0 µg/m^3	15.0 µg/m^3	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m^3)	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m^3)		9 ppm (10 mg/m^3)	–	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		–	–	
Nitrogen Dioxide (NO2)[10]	1 Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemiluminescence	100 ppb (188 µg/m^3)	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)		0.053 ppm (100 µg/m^3)	Same as Primary Standard	
Sulfur Dioxide (SO2)[11]	1 Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb (196 µg/m^3)	–	Ultraviolet Fluorescence; Spectrophotometry (Paraosaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m^3)	
	24 Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)[11]	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas)[11]	–	
Lead 8[12,13]	30-Day Average	1.5 µg/m^3	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m^3 (for certain areas)[12]	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m^3		

Pollutant	Average Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	**No Federal Standards**		
Sulfates	24 Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

Source: California Air Resources Board 5/4/16

Footnotes:

1 California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year, with a 24-hour average concentration above 150 µg/m^3, is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.

3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7 Reference method as described by the U.S. EPA. An “equivalent method” of measurement may be used but must have a “consistent relationship to the reference method” and must be approved by the U.S. EPA.

8 On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

9 On December 14, 2012, the national PM2.5 primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3. The existing national 24-hour PM2.5 standards (primarily and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM10 standards (primarily and secondary) of 150 µg/m^3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

10 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

11 On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

12 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

13 The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 j.tg/m^3 as a

quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

14 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Sources and health effects of various pollutants are shown in Table 6-2.

Table 6-2
HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	· Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. · Natural events, such as decomposition of organic matter.	· Reduced tolerance for exercise. · Impairment of mental function. · Impairment of fetal development. · Death at high levels of exposure. · Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO_2)	· Motor vehicle exhaust. · High temperature stationary combustion. · Atmospheric reactions.	· Aggravation of respiratory illness. · Reduced visibility. · Reduced plant growth. · Formation of acid rain.
Ozone (O_3)	· Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	· Aggravation of respiratory and cardiovascular diseases. · Irritation of eyes. · Impairment of cardiopulmonary function. · Plant leaf injury.
Lead (Pb)	· Contaminated soil.	· Impairment of blood function and nerve construction. · Behavioral and hearing problems in children.
Fine Particulate Matter (PM-10)	· Stationary combustion of solid fuels. · Construction activities. · Industrial processes. · Atmospheric chemical reactions.	· Reduced lung function. · Aggravation of the effects of gaseous pollutants. · Aggravation of respiratory and cardio respiratory diseases. · Increased cough and chest discomfort. · Soiling. · Reduced visibility.
Fine Particulate Matter (PM-2.5)	· Fuel combustion in motor vehicles, equipment, and industrial sources. · Residential and agricultural burning. · Industrial processes. · Also, formed from photochemical reactions of other pollutants, including NOx, sulfur oxides, and organics.	· Increases respiratory disease. · Lung damage. · Cancer and premature death. · Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO_2)	· Combustion of sulfur-containing fossil fuels. · Smelting of sulfur-bearing metal ores. · Industrial processes.	· Aggravation of respiratory diseases (asthma, emphysema). · Reduced lung function. · Irritation of eyes. · Reduced visibility. · Plant injury. · Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

Baseline Air Quality:

Long-term air quality monitoring is carried out by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations. There are no nearby stations that monitor the full spectrum of pollutants. Ozone is monitored at the Temecula-Borel Road monitoring facility. Carbon monoxide, PM-10 and nitrogen oxides are monitored at the Lake Elsinore facility, while 2.5-micron diameter particulate matter (PM-2.5) is measured at the Riverside Rubidoux station. Table 6-3 summarizes the last four years of monitoring data from a composite of these data resources. The following conclusions can be drawn from these data:

a. Photochemical smog (ozone) levels occasionally exceed standards. The 1-hour state ozone standard has exceeded around one percent of all measured days and the 8-hour federal standard has been exceeded on two percent of all measured days in the past four years. The 8-hour state standard has exceeded five percent of days for the same period. While ozone levels are still a concern, they are much lower than 10 to 20 years ago. Attainment of all clean air standards in the project vicinity is not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the current decade.

b. Measurements of carbon monoxide have shown very low baseline levels in comparison to the most stringent one- and eight-hour standards.

c. Respirable dust (PM-10) levels and calculated to have exceed the state standard on approximately two percent of measurement days in the last four years, but the less stringent federal PM-10 standard has not been violated once for the same period.

d. A substantial fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). SCAQMD data suggests that approximately 17 percent of all days have exceeded the 24-hour threshold in the past four years. PM-2.5 can be an air quality concern in the project area.

Although complete attainment of every clean air standard is not yet imminent, extrapolation of the steady improvement trend suggests that such attainment could occur within the reasonably near future.

Table 6-3
AIR QUALITY MONITORING SUMMARY (2018-2021)
(EXPECTED NUMBER OF DAYS STANDARDS WERE EXCEEDED, AND MAXIMUM LEVELS DURING SUCH VIOLATIONS)

Pollutant/Standard	2018	2019	2020	2021
1-Hour > 0.09 ppm (S)	2	0	5	1
8-Hour > 0.07 ppm (S)	15	6	37	10
8- Hour > 0.075 ppm (F)	5	2	20	6
Max. 1-Hour Conc. (ppm)	0.107	0.091	0.108	0.095
Max. 8-Hour Conc. (ppm)	0.085	0.079	0.091	0.083
Carbon Monoxide				
1-Hour > 20. ppm (S)	0	0	0	0
1-Hour > 9. ppm (S, F)	0	0	0	0
Max 8-Hour Conc. (ppm)	0.8	0.7	0.7	0.8
Nitrogen Dioxide				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.04	0.04	0.04	0.04
Respirable Particulates (PM-10)				
24-Hour > 50 $\mu g/m^3$ (S)	9/342	5/301	7/334	4/360
24-Hour > 150 $\mu g/m^3$ (F)	0/342	0/301	0/334	0/360
Max. 24-Hr. Conc. ($\mu g/m^3$)	104.	93.	84.	89.
Fine Particulates (PM-2.5)				
24-Hour > 35 $\mu g/m^3$ (F)	132/356	21/120	4/357	16/121
Max. 24-Hr. Conc. ($\mu g/m^3$)	126.	99.	41.	76.

S=State Standard
F=Federal Standard

Source: South Coast AQMD Temecula-Borel Road Air Monitoring Station for Ozone.
Lake Elsinore Monitoring Station for CO, NO2, PM-10
Riverside Rubidoux for PM-2.5.
data: www.arb.ca.gov/adam/

Air Quality Planning:

SCAQMD has initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 ppb) for South Coast Air Basin (SCAB) and Coachella Valley which will focus on attaining the 70 ppb 8-hour ozone National Ambient Air Quality Standard (NAAQS) by 2037. On-road vehicles and off-road mobile sources represent the largest categories of NOx emissions. Accomplishment of attainment goals requires an approximate 70% reduction in NOx emissions. Large scale transition to zero emission technologies is a key strategy. To this end, Governor Executive Order N-79-20 requires 100 percent EV sales by 2035 for automobiles and short haul drayage trucks. A full transition to EV buses and heavy-duty long-haul trucks is required by 2045.

The proposed Project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing agricultural activities. Conformity with adopted plans, forecasts, and programs relative to population, housing, employment, and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as

less than significant just because the future development is consistent with regional growth projections. Air quality impact significance for the proposed Project has therefore been analyzed on a project-specific basis.

Impact Thresholds:

Appendix G of the California CEQA Guidelines offers the following four tests of air quality impact significance. A project would have a potentially significant impact if it:

a. Conflicts with or obstructs implementation of the applicable air quality plan.
b. Results in a cumulatively considerable net increase of any criteria pollutants 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).
c. Exposes sensitive receptors to substantial pollutant concentrations.
d. Creates objectionable odors affecting a substantial number of people.

Primary Pollutants
Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the SCAB for PM-10, an aggressive dust control program is required to control fugitive dust during project construction.

Secondary Pollutants
Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines.

Table 6-4
DAILY EMISSIONS THRESHOLDS

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

Additional Indicators
In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

Impact Analysis:

a. *Less Than Significant Impact* - The proposed project includes limited grading activities. The proposed project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing winery development projects. Conformity with adopted plans, forecasts, and programs relative to population, housing, employment, and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less than significant just because future development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis.

   The proposed project would be consistent with the County's General Plan and Zoning Code, in addition to the Wine Country Community Plan, because the future improvements would be developed within a site designated as Rural Residential (RR) and the Zoning Classifications is Wine Country-Winery Zone (WC-W), to which the proposed project would conform. As a result, the development density of the proposed project would be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans. Furthermore, the proposed Project is forecast to be consistent with regional planning forecasts maintained by the Southern California Association of Government (SCAG) regional plans. Air quality impact significance for the proposed project has been analyzed on a project-specific basis. As the analysis of project-related emissions provided below in issues 6(b) and 6(c) indicate, the proposed project would not cause or be exposed to significant air pollution, and is, therefore, consistent with the applicable air quality plan. No mitigation is required.

b. *Less Than Significant with Mitigation Incorporated* - The proposed project includes limited grading activities, and other ground disturbing activities associated with constructing the additional buildings. CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

   Construction Emissions
   The project will expand the existing wine tasting/production building by adding an estimated 6,075 sf. In addition, the project will provide 190 parking spaces for automobiles. The project is expected to begin construction/site preparation for the proposed winery facility in the 3rd quarter of 2024. It is estimated that the project will be in full operation in late-2024. It is estimated that construction will require 20 worker trips per day and grading would balance on site.

Delivery of construction supplies is anticipated to require an average of 15 round trips per day for about 100 working days. Because of the remoteness of the site each round trip was assumed to be 80 miles. Construction was modeled in CalEEMod2020.4.0 using the construction equipment and schedule for a project of this size as shown in Table 6-5.

Table 6-5
CONSTRUCTION ACTIVITY EQUIPMENT FLEET

Phase Name and Duration	Equipment
Grading (2 days)	1 Grader
	1 Dozer
	2 Loader/Backhoes
Construction (100 days)	1 Crane
	1 Generator Set
	3 Welders
	1 Loader/Backhoe
	1 Forklift
Paving (10 days)	1 Paver
	1 Mixer
	1 Paving Equipment
	1 Loader/Backhoe
	1 Roller

Utilizing this indicated equipment fleet and durations shown in Table 6-5 the following worst-case daily construction emissions are calculated by CalEEMod and are listed in Table 6-6.

Table 6-6
CONSTRUCTION ACTIVITY EMISSIONS
MAXIMUM DAILY EMISSIONS (pounds/day)

Maximal Construction Emissions	ROG	NOx	CO	SO_2	PM-10	PM-2.5
2023	1.7	15.4	14.0	<0.1	4.0	1.9
2024	8.1	14.8	13.9	0.1	1.8	0.9
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are estimated be below SCAQMD CEQA thresholds with active dust suppression (watering at least 3x a day during grading activities). Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

Operational Emissions

Although the project will add an additional estimated 6,075 sf, most of the operational emissions are attributed exclusively to vehicular trips. There may be up to 35 large events per year. A large

event has a maximum of 300 guests. Because visitors will be coming from out of town, visitor trip length was increased to a 50-mile one way distance, or 100 miles round trip. In addition, there will be smaller events. The attendees for these events will be mostly local and so trip length was shortened.

To obtain a worst-case scenario, for the events summarized below it is assumed that the maximum number of permitted guests would attend each event. In addition, the modeling assumes every attendee/guest drives their own single occupant vehicle with no ride-sharing. The summary is shown in Table 6-7.

Table 6-7
WINERY ASSOCIATED MOBILE TRAVEL MILES

Event	Event Frequency	No. Events per Year	Number Guests	Travel Miles per event	Miles per year
Large Venue	35 per year	35	300	100	1,050,000
Wellness classes	Once a week	52	40	20	41,600
Comedy night	Once a month	12	100	20	24,000
Wine club night	Once a month	12	30	20	7,200
Charity events (5k walks)	Once a month	12	100	20	24,000
Small business booths	Once a month	12	125	20	30,000
Wedding ceremonies	Twice a month	24	125	20	60,000
Live music	Once a week	52	146	20	151,840
		Total	1,388,640		

Because CalEEMod does not have the flexibility to model events that occur at various intervals and with varying mileage (the program assumes any inputted use occurs every day), an alternate methodology was used to calculate on-road travel emissions, while the remainder of operational emissions such as energy use were modeled in CalEEMod.

The California Air Resources Board (CARB) developed the EMission FACtors (EMFAC) model to calculate statewide or regional emissions inventories by multiplying emissions rates with vehicle activity data from all motor vehicles, including passenger cars to heavy-duty trucks, operating on highways, freeways, and local roads in California.

Emissions were modeled using the EMFAC2021 emission rates for Riverside County for gasoline powered passenger cars for 2024. The data from Table 6-7 was used. The most impacted event, a large venue, was used to determine daily mileage while the miles per year is used for GHG modeling which is an annual total.

Table 6-8
PROPOSED USES DAILY OPERATIONAL IMPACTS (2024)

	Operational Emissions (lbs/day)					
Source	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**
Area	0.2	<0.1	<0.1	<0.1	<0.1	<0.1
Energy	<0.1	0.4	0.4	<0.1	<0.1	<0.1
Mobile	1.7	2.8	56.2	0.2	1.2	0.3

Total	**1.9**	**3.2**	**56.6**	**0.2**	**1.2**	**0.3**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: EMFAC2021for mobile emissions, CalEEMod for area and energy.

The project would not cause any operational emissions to exceed their respective SCAQMD CEQA significance thresholds. Operational emission impacts are judged to be less than significant without mitigation. No impact mitigation for operational activity emissions is considered necessary to support this finding.

Although project related short- and long-term emissions will be below SCAQMD significance thresholds without mitigation, SCAQMD recommends implementation of mitigation due to violations of ozone and particulate standards in the South Coast Air Basin. Therefore, the proposed project shall implement the Mitigation Measure **AIR-1.**

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust is recommended through the implementation of Mitigation Measure **AIR-2.**

The project would not cause any operational emissions to exceed their respective SCAQMD CEQA significance thresholds. Operational emission impacts are judged to be less than significant without mitigation. No impact mitigation for operational activity emissions is considered necessary to support this finding.

Although project related short- and long-term emissions will be below SCAQMD significance thresholds without mitigation, SCAQMD recommends implementation of mitigation due to violations of ozone and particulate standards in the South Coast Air Basin. Therefore, the proposed project shall implement the Mitigation Measure **AIR-1.**

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust is recommended through the implementation of Mitigation Measure **AIR-2**

c. *Less Than Significant Impact* – The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital, or convalescent facility.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). 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 and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to

the nearest sensitive receptor.

LST screening tables are available for 25, 50, 100, 200 and 500-meter source-receptor distances. The new construction is in the center of the site and more than 300 feet from any adjacent structure. Therefore, the distance of 100 meters was used.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2- and 5-acre sites for varying distances. For this project, the most stringent thresholds for a 1-acre site were applied.

The following thresholds and emissions in Table 6-9 are therefore determined (pounds per day):

Table 6-9
LST AND PROJECT EMISSIONS (pounds/day)

Temecula Valley Construction Thresholds 1 acre/100 meters	**CO**	**NOx**	**PM-10**	**PM-2.5**
LST Threshold	2,176	292	30	8
Max On-Site Emissions				
2023	14	15	4	2
2024	14	15	2	1
Temecula Valley Operational Thresholds	**CO**	**NOx**	**PM-10**	**PM-2.5**
LST Threshold	2,176	292	8	2
Max On-Site Emissions*	56.6	3.2	1.2	0.3

*Emissions for LST are limited to those generated on site and do not include regional emissions

d. *Less Than Significant Impact* – The potential for the generation of objectionable odors has also been considered in relation to the proposed project. Land uses generally associated with odor complaints include: Agricultural uses (livestock and farming); Wastewater treatment plants; Food processing plants; Chemical plants; Composting operations; Refineries; Landfills; Dairies; and, Fiberglass molding facilities. The proposed project would result in implementation of authorized Special Occasion/Events at an existing winery within an existing vineyard site. The project site does not contain land uses typically associated with emitting objectionable odors. It is mandated that future project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County of Riverside solid waste regulations. The proposed project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public odor nuisances. Therefore, odors associated with the future construction and occupation of the proposed project would be less than significant and no mitigation is required.

Mitigation:

***AIR-1 Measures to control fugitive dust shall include**:*

- *Apply soil stabilizers or moisten inactive areas.*
- *Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).*
- *Cover all stock piles with tarps at the end of each day or as needed.*
- *Provide water spray during loading and unloading of earthen materials.*
- *Minimize in-out traffic from construction zone*
- *Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard*

- *Sweep streets daily if visible soil material is carried out from the construction site*

AIR-2 Exhaust Emissions Control Measures

- *Utilize well-tuned off-road construction equipment.*
- *Establish a preference for contractors using Tier 3 or better rated heavy equipment.*
- *Enforce 5-minute idling limits for both on-road trucks and off-road equipment.*

Monitoring: Monitoring will be required and will consist of ensuring that field inspections for each measure is completed as required and retained in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
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 Game or U.S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Sources: GIS database, Onsite Inspection,

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – The Akash Winey project site is not located within a WRMSHCP cell group, but it is located within the WRMSHCP fee area. The only special biology study required on the property is a survey for burrowing owl. No burrowing owl sign was identified within the onsite disturbance area. However, there is suitable burrowing owl habitat at the project site. Therefore, the following mitigation measure shall be implemented to ensure that no significant adverse impact will affect burrowing owl. With implementation of Mitigation Measure

BIO-1, burrowing owl impacts can be minimized to a less than significant impact level.

b. Less Than Significant Impact – The project site consists of an approximately 19.43 acre-site that supports approximately 14.5 acres of vineyard area. There are also limited areas (northern and eastern edges of the property) that consist of disturbed, native sage scrub habitat. None of these areas will be disturbed by implementing the proposed project which consists of the addition of about 6,075 SF of expanded buildings and Special Occasion/Event areas (such as patios, parking, and offices/meeting spaces). These changes are proposed to be installed within the area of the site that has been previously graded where no native biological resources remain. Based on the existing use and disturbances currently on the project site, no direct or indirect significant impacts to 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 Section 17.11 or 17.12) are forecast to occur. The project site is located within or partially within the Stephen's Kangaroo Rat (SKR) Area that is indigenous to the County of Riverside. The project will need to be conditioned for final payment of the SKR fee prior to issuance of the grading permit or building permits.

c. *Less Than Significant With Mitigation Incorporated* – The only special biology study required on the property is a survey for burrowing owl. No burrowing owl sign was identified within the onsite disturbance area. However, there is suitable burrowing owl habitat at the project site and if the project is approved, the applicant shall implement Mitigation Measure **BIO-1**. With implementation of this measure, burrowing owl impacts can be minimized to a less than significant impact level. No other habitat modifications will occur from implementing the proposed project.

d. *Less Than Significant With Mitigation Incorporated* – The property has limited onsite native habitat and is surrounded by existing vineyards. No wildlife movement corridor exists on or through the property. However, there is sufficient landscape vegetation and small areas of native vegetation (coastal sage scrub) that can support nesting birds (wildlife nursery sites). The California Fish and Game Code protects native bird nesting sites and therefore, the following mitigation will be implemented. With implementation of this measure, nesting bird impacts can be minimized to a less than significant impact level.

e. *No Impact* – The project site does not contain any riparian habitat and the proposed project site physical modifications do not encompass the remaining disturbed natural coastal sage scrub habitat on the project site. Thus, no conflict will occur with plans, policies, or regulations established by the California Department of Fish and Wildlife or the U. S. Fish and Wildlife Service to protect riparian habitat and no adverse impact under this issue is forecast to occur.

f. *No Impact* – The project site does not contain any wetland habitat (including marshes or vernal pools), and the proposed project site physical modifications include retention and management of stormwater runoff on the site so no downstream hydrological modifications will occur. Thus, no adverse impacts to these resources will result from implementing the proposed project.

g. *No Impact* – The project site does not propose to disturb native habitat and therefore, it would not conflict with any local policies or ordinances protecting such biological resources. Thus, no adverse conflicts with such policies or ordinances will result from implementing the proposed project.

Mitigation: Two mitigation measures have been identified for implementation if the proposed project is approved, measures BIO-1 and BIO-2.

BIO-1 The Applicant shall be required to conduct another BUOW protocol survey within five days prior to initiating the ground disturbing activities allowed by the proposed project.

Because BUOW are protected by applicable State and/or federal laws, including but not limited to the California Fish and Game Code (FGC) and Migratory Bird Treaty Act of 1918 (MBTA), if BUOW are found onsite during the survey, the applicant not initiate ground disturbing activities within 300 feet if an occupied burrow and shall contact the California Department of Fish and Wildlife to obtain and implement current burrowing owl burrow closure and owl relocation protocols at the time of construction.

BIO-2 The State of California prohibits the "take" of active bird nests. To avoid impacts to nesting birds (common and special status) during the nesting season (generally between February 1 to August 31), a qualified Avian Biologist shall conduct pre construction nesting bird survey prior to Project related disturbance to identify any active nests. If no active nests are found, no further action would be required. If an active nest is found, the biologist shall establish a 300-500 foot no work buffers around the nest, which would be determined based on the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity, and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Monitoring: Monitoring will be required and will consist of ensuring that the reports from each measure is completed as required and retained in the project file, or that construction is conducted outside of the bird nesting season.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES: Would the project				
8. Historic Resources a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Sources: Onsite Inspection, 2018 EA No. 43008, Riverside County

Impact Analysis:

a. *No Impact* – Based on an analysis summarized in the 2018 Initial Study for the original Akash Winery project; a 2007 survey by Dr. Jean Keller in 2007; and a December 2017 field visit by County Archaeologist Heather Thomson, it was determined that no adverse impacts to historical resources would occur because they do not occur on the project site. The details can be found in PDA04272, *A Phase 1 Cultural Resources Assessment of Plot Plan 22575* by Dr. Keller. Therefore, no adverse impacts to historical resources will result from project implementation.

b. *No Impact* – Refer to the discussion under issue a. above. No impacts to historical resources as defined in California Code of Regulations, Section 15064.5 as no such resources occur on the property.

Mitigation: No mitigation is required.

Monitoring: No 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.	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
c)Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Sources: Project Application Materials, 2018 EA No. 43008, Riverside County

Impact Analysis:

a. *No Impact* - Refer to the data summarized in responses 8.a and 8.b above. In addition to finding no historical resources in the previous site surveys, no archaeological resources were found at the project site. Therefore, no potential exists to adversely impact any archaeological resources.

b. *No Impact* – With no known archaeological resources identified at the project site, no potential exists to adversely change the significance of such resources.

c. *Less Than Significant Impact* – Based on an analysis of records and previous cultural resource surveys of the property, it was determined that the site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Regardless, the project will be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the findings as to the origin of the remains. Also, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to treatment and disposition has been made. This is State Law and not mitigation. Therefore, potential impacts in this circumstance are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY: Would the project				
10. Energy a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Sources: The following information utilized in this section of the Initial Study was obtained from the *Air Quality and GHG Impact Analyses, Project, Riverside County, California* prepared by

Giroux and Associates dated. This document is provided as Appendix 2 to this document.

Impact Analysis:

a. *Less Than Significant Impact* – The proposed project consists of: converting the existing agricultural building to a winery production building with an estimated 6,075 SF in building additions, and permitting the use of the site for Special Occasion/Events, such as weddings. The only energy utility provider that serves the site is Southern California Edison (SCE). For natural gas needs, the site utilizes propane. As the proposed project contains existing infrastructure the project will include modifications of the existing infrastructure to serve the proposed expanded uses described in the project description.

Energy consumption encompasses many different activities. For example, construction can include the following activities: delivery of equipment and material to a site from some location (note it also requires energy to manufacture the equipment and material, such as harvesting, cutting and delivering wood from its source); employee trips to work, possibly offsite for lunch (or a visit by a catering truck), travel home, and occasionally leaving a site for an appointment or checking another job; use of equipment onsite (electric or fuel); and sometimes demolition and disposal of construction waste. Construction of the proposed project will employ approximately 15 employees on a typical work day, resulting in about 20 round trips per day, which is a minor number of trips requiring energy per day from workers for the total number of working days within which construction will take place. Energy consumption by construction equipment will be reduced through mitigation that requires shutdowns when equipment is not in use after five minutes and ensures that equipment is operated within proper operating parameters (tune-ups) to minimize emissions and fuel consumption. Furthermore, construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Compliance with CARB regulations idling restrictions would also reduce fuel consumption and energy consumption. These requirements are consistent with State and regional rules and regulations. Under the construction scenario outlined above, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption during construction. Furthermore, as construction activities would only occur for the short-term duration of construction, impacts from construction energy use would be less than significant.

Additionally, the proposed project will employ approximately 5 employees on a typical work day during operation of the future Akash Winery, resulting in about 10 employee round trips per day.

The project includes the development of the winery operations, which will involve the installation of new and modifications to existing heating, cooling, lighting, water heating, operation of electrical systems and plug-in appliances, and outdoor lighting. Additionally, the proposed Akash Winery structures must conform with a variety of existing energy efficiency regulatory requirements or guidelines including:

- Compliance Title 24 energy efficiency standards and conformance with the County's Climate Action Plan (CAP). The County's administration of the Title 24 requirements and the County's CAP includes review of design components and energy conservation measures that occurs during the permitting process, which would ensure that all requirements are met.
  - Typical Title 24 measures include the use of: energy-efficient heating, insulation, energy-efficient heating, ventilating and air conditioning equipment (HVAC), solar-reflective roofing materials, energy-efficient indoor and outdoor lighting systems, reclamation of heat rejection from refrigeration equipment to generate hot water, incorporation of skylights, etc.
- Compliance with the California Green Building Standards Code, AKA the CALGreen Code

(Title 24, Part 11), which was adopted by the County in 2019. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of building through the use of building concepts encouraging sustainable construction practices.

- Compliance with the provisions of the CALGreen code apply to the planning, design, operation, construction, use, and occupancy of every newly construction building.
- Compliance with California Energy Commission Building Energy Efficiency Standards would ensure that the building energy use associated with the proposed project would not be wasteful or unnecessary.
- Compliance with Indoor Water Reduction through reduced consumption through the maximum fixture water use rates.
- Compliance with diversion of construction and demolition materials from landfills (SB1383 and AB 939).
- Compliance with AQMD Mandatory use of low-pollutant emitting finish materials.
- Compliance with AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Compliance with diesel exhaust emissions from diesel vehicles and off-road diesel vehicle/equipment operations.

Compliance with the above regulatory requirements for operational energy use and construction energy use would not be wasteful or unnecessary use of energy. Further, SCE is presently in compliance with State renewable energy supply requirements for percentage of energy generated using renewable energy sources and SCE will supply electricity to the project. The proposed project does not include any substantial new stationary sources of emissions, and mobile sources will include alternative energy vehicles, which by its very nature, will not generate substantive amounts of energy demand from project operations. Under the operational scenario for the proposed project, the access to the Akash Winery is provided by Interstate 15, Rancho California Road and Calle Contento; thus, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption that could result in a significant adverse impact to energy issues based on compliance with the referenced laws, regulations and guidelines. Please refer to the operational impacts discussion under Air Quality, issue III(b). Operational emissions will be well below SCAQMD thresholds.

b. *Less Than Significant Impact* – As discussed under issue 10(a), above, the proposed project would be required to meet the CalGreen energy efficiency standards in effect during permitting of the project. The County's Building Department must review the design components and energy conservation measures during the permitting process, which would ensure that all requirements are met. The project would not conflict with or obstruct opportunities to use renewable energy, such as solar energy. In addition, the project would not be required to comply with Measure R2-CE1 of the County's CAP as the project does not total more than 100,000 gross square feet of commercial development, and thus would not conflict with Measure R2-CE1.

The project's consistency with the applicable state and local plans is discussed below.

Consistency with Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA)
Transportation and access to the project site is provided directly by the local and regional roadways. The project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because Southern California Association of Governments is not planning for intermodal facilities on or through the project site.

Consistency with the Transportation Equity Act for the 21st Century (TEA-21)
The project site is located near major transportation corridors with proximate access to the

interstate freeway system. The project site provides access via existing access routes, and therefore takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similarly zoned uses. The project supports the strong planning processes emphasized under TEA 21. The project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA 21.

Consistency with Integrated Energy Policy Report (IEPR)
Electricity would continue to be provided to the project by SCE. SCE's Clean Power and Electrification Pathway white paper builds on existing state programs and policies. As such, the project is consistent with, and would not otherwise interfere with, nor obstruct implementation the goals presented in the 2021 IEPR.

Consistency with State of California Energy Plan
The project site is located proximate to transportation corridors with access to the Interstate freeway system. The project site provides access via existing access routes that would be enhanced as part of the proposed project, and therefore takes advantage of existing infrastructure systems. The project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan.

Consistency with California Code Title 24, Part 6, Energy Efficiency Standards
The 2022 version of Title 24 was adopted by the California Energy Commission (CEC) and will become effective on January 1, 2023. As the project building construction is anticipated in 2024, it is presumed that the project would be required to comply with the Title 24 standards in place at that time. Therefore, the project is would not result in a significant impact on energy resources.

Consistency with AB 1493 (Pavley Regulations and Fuel Efficiency Standards)
AB 1493 is not applicable to the project as it is a statewide measure establishing vehicle emissions standards. No feature of the project would interfere with implementation of the requirements under AB 1493.

Consistency with California's Renewable Portfolio Standard (RPS)
California's Renewable Portfolio Standard is not applicable to the project as it is a statewide measure that establishes a renewable energy mix. No feature of the project would interfere with implementation of the requirements under RPS.

Consistency with the Clean Energy and Pollution Reduction Act of 2015 (SB 350)
The proposed project would use energy from SCE, which has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. No feature of the project would interfere with implementation of SB 350. Additionally, the project would be designed and constructed to implement the energy efficiency measures for new commercial developments and would include several measures designed to reduce energy consumption.

Conclusion

As shown above, the project would not conflict with any of the state or local plans. Therefore, the proposed project would have a less than significant potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation: No mitigation pertaining to energy is required.

Monitoring: No monitoring pertaining to energy is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS: Would the project				
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?	☐	☐	☒	☐

Sources: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," California Department of Conservation Data Viewer https://maps.conservation.ca.gov/cgs/DataViewer/, *Preliminary Geotechnical Interpretive Report*, Earth Strata Geotechnical Services, Inc., March 3, 2017 (Appendix 3), and the WCCP EIR.

Impact Analysis:

a. *Less Than Significant Impact* – The project site is located in Unincorporated Riverside County within the WCCP. The project area does not contain any faults or fault zones, however, two Alquist-Priolo Special Study Zones, classified as such under the Alquist-Priolo Earthquake Fault Zoning Act, are located to the east and west of the area project area. These faults are the Wildomar Fault (west) and the San Jacinto Fault (east), as shown on the California Department of Conservation Data Viewer Seismic Hazards Program: Alquist Priolo Fault Traces Map provided as Figure 11-1. Thus, according to existing published geological information, the proposed project is not located within an Alquist-Priolo Special Study Zone, as the nearest fault zone is about 10 miles to the southwest. Based on this information, the risk for ground rupture at the site location is low; therefore, it is not likely that future visitors, employees, and the property caretaker of the Akash Vineyard and Winery site will be subject to seismic hazards from rupture of a known earthquake fault. Therefore, any impacts under this issue are considered less than significant; no mitigation is required.

Mitigation: No mitigation is required, but compliance with County seismic design standards for light industrial and business structures must be fulfilled by the proposed project.

Monitoring: Monitoring is required by the County Building Department for implementation of seismic design requirements for future structures. Verification that designs are adequate will be documented by approval of building plans that incorporate the seismic design standards and incorporation of the designs into the actual structures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Sources: Riverside County General Plan Safety Element Figure 2 "Liquefaction Zones," California Department of Conservation Data Viewer https://maps.conservation.ca.gov/cgs/DataViewer/, *Preliminary Geotechnical Interpretive*

Report, Earth Strata Geotechnical Services, Inc., March 3, 2017 (Appendix 3), and the WCCP EIR.

Impact Analysis:

a. *Less Than Significant Impact* – Soil liquefaction is a phenomenon whereby unconsolidated and/or near saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in the temporary fluid-like behavior of the soil. During liquefaction, soils lose strength and ground failure may occur. Secondary ground failures associated with liquefaction include lateral spreading or flowing of stream banks or fills, sand boils, and subsidence. Areas characterized by water-saturated, cohesionless, and granular soils are most susceptible to liquefaction and usually at groundwater depths of less than 50 feet, especially in areas with a shallow water table.

According to the California Department of Conservation Data Viewer Seismic Hazards Program: Liquefaction Zones Map, the project is not located in an area that is considered highly susceptible to seismic-related ground failure, including liquefaction. The Geotechnical Report indicated that the depth to the groundwater table is greater than 300 feet and potential liquefaction hazard is low. Thus, given that the proposed project has been mapped outside of a liquefaction zone, liquefaction risk is considered low within the project site. Therefore, the project will have a less than significant potential to expose people or structures to substantial adverse liquefaction hazards, including the risk of loss, injury, or death involving liquefaction.

Mitigation: No mitigation pertaining to seismic-related ground failure or liquefaction is required.

Monitoring: No mitigation pertaining to seismic-related ground failure or liquefaction is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Sources: Riverside County General Plan Safety Element Figure 1 "Fault Lines," California Department of Conservation Data Viewer https://maps.conservation.ca.gov/cgs/DataViewer/, *Preliminary Geotechnical Interpretive Report*, Earth Strata Geotechnical Services, Inc., March 3, 2017 (Appendix 3), GIS database, and the WCCP EIR.

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – Please refer to the analysis presented under issue 11(a), above. Also, there is minimal potential for slope instability as a result of strong seismic ground shaking at the project site. As stated above, the project area does not contain any faults or fault zones, however, there are fault zones located to the east and west of the area project area. These faults are the Wildomar Fault (west) and the San Jacinto Fault (east), as shown on the California Department of Conservation Data Viewer Seismic Hazards Program: Alquist Priolo Fault Traces Map provided as Figure 11-1. According to the California Department of Conservation Data Viewer MS48: Earthquake Shaking Potential for California, the proposed project is located in an area with relatively low earthquake shaking potential. Regardless, like all other development projects in the County and throughout the Southern California Region, the proposed project will be subject to seismic ground shaking, and will be required to comply with all applicable seismic design standards contained in the 2022 California Building Code (CBC),

including Section 1613 Earthquake Loads, which is included in the County's Ordinance as Chapter 16.08 and provides provisions for soils conditions. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction. Compliance with the CBC and the recommendations in the Geotechnical Report will ensure that structural integrity of the occupied buildings will be maintained in the event of an earthquake.

Additionally, because the proposed project is an implementing project within the WCCP, implementation of the project would be subject to WCCP EIR MM **GEO-1**, which requires proper construction of buildings to withstand the effects of potential strong seismic ground shaking. This measure also requires implementing projects to prepare structural specific engineering studies to ensure the proposed structures meet or exceed the existing seismic regulations.

Ultimately, through the County's review process, compliance with the CBC, Geotechnical Report recommendations, and adherence to WCCP EIR MM **GEO-1**, impacts related to strong seismic ground shaking would be reduced to a less than significant impact.

Mitigation: No project specific mitigation is required. The proposed project would be required to comply with the WCCP EIR Mitigation Measure **GEO-1**, which states:

WCCP EIR Mitigation Measure GEO-1: *All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, blasting hazards, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.*

WCCP EIR Mitigation Measure GEO-1a*: Any development within the Project area shall consider retention of topsoil should any grading be necessary, with the intent to minimize the loss of valuable topsoil for agricultural purposes. The topsoil removed from grading areas, if any, could be reapplied to areas proposed for viticultural production or other agricultural use, subject to consistency with project grading plans, other applicable regulations, and viticulture Best Management Practices as determined appropriate by the landowner.*

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☒	☐	☐

Sources: Onsite Inspection, Riverside County General Plan Safety Element Figure 3 "Landslide Risk," California Department of Conservation Data Viewer https://maps.conservation.ca.gov/cgs/DataViewer/, *Preliminary Geotechnical Interpretive Report*, Earth Strata Geotechnical Services, Inc., March 3, 2017 (Appendix 3), and the WCCP EIR.

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – Landslides are the down-slope displacement of rock, soils, and debris. The susceptibility of land (slope) to failure is dependent on angle of the slope and the type of geological formations and influenced by levels of rainfall, excavation, or seismic activities. Steep slopes and downslope creep of surface materials characterize landslide-susceptible areas.

The topography of the project site is varied, with the elevation ranging from about 1,265' above mean sea level (amsl) at the northeastern boundary and 1,405' amsl at the middle northern boundary. With less than 150 feet of variation in elevation, and given that the project site contains vegetation, which minimizes the potential for soil instability, seismically induced landslides or other slope failures are anticipated to have only a low potential to occur within the project site. Furthermore, the California Department of Conservation Seismic Hazards Program: Landslide Zones Map provided as Figure 14-1 confirms that the proposed project site is not mapped within a delineated landslide zone. In addition, as required by the WCCP EIR MM **GEO-1**, specific engineering studies related to seismic and other geologic hazards and risks will be required as part of project implementation. Refer to Appendix 3. This, in conjunction with project compliance with the CBC and the Riverside County Department of Building and Safety review of structural plans and geotechnical data prior to issuance of a grading permit, would ensure that soil instability regarding on-or off-site landslide risk would be minimized to a level of less than significant.

Ultimately, through the County's review process, compliance with the CBC, and adherence to WCCP EIR MM **GEO-1**, the project would have a less than significant potential to 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.

Mitigation: No project specific mitigation is required. The proposed project would be required to comply with the WCCP EIR Mitigation Measure **GEO-1**, the full text for which can be found under issue 13(a), above.

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☒	☐	☐

Sources: Riverside County Map My County map depiction of subsidence at and in the vicinity of the project site: https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – Subsidence of the ground surface can occur under static conditions (i.e., due to consolidation settlement from overlying load or long-term groundwater extraction) but can also be accelerated and accentuated by earthquakes and tectonic activity. Subsidence of loose, unconsolidated soils generally occurs slowly, but can cause significant structural damage. According to the Riverside County Map My County map depiction of subsidence at and in the vicinity of the project site, the proposed project is not located within an area known to be susceptible to subsidence. The data in Appendix 3 verifies this finding for the project site. Furthermore, as required by the WCCP EIR MM **GEO-1**, specific engineering studies related to geologic hazards and risks thereof will be required as part of project implementation. This, in conjunction with project compliance with the CBC and the Riverside County Department of Building and Safety review of structural plans and geotechnical data prior to issuance of a grading permit would ensure that the proposed project would 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 ground subsidence.

Mitigation: No project specific mitigation is required. The proposed project would be required to comply with the WCCP EIR Mitigation Measure **GEO-1**, the full text for which can be found under issue 13(a), above.

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☒	☐

Sources: Onsite Inspection, Project Application Materials

Impact Analysis:

a. *Less Than Significant Impact* – Implementation of the project will not expose people or structures to a significant risk of inundation by seiche, mudflow, or volcanic hazard. A seiche is defined as the sloshing of a closed body of water as a result of shaking from an earthquake. These phenomena are only of a concern where a project site is in close proximity to and is at a lower elevation than a nearby body of water. The nearest body of water to the proposed project site is Lake Skinner, but the Tucalota Hills separate the project site from seiche potential by way of elevation if one was to occur. Mudflow occurs when soils and other material are wet enough to create a rapid flow of mud, and this typically occurs in small, steep stream channels. As no steep stream channels exist on site, and where a non-steep steam channel exists onsite no structures or obstructions occur, the potential for a significant mudflow hazard is low at the project site. Finally, no volcanoes exist in the vicinity of the project site that could result in a hazard thereof. Thus, impacts under this issue are less than significant.

Mitigation: No mitigation pertaining to other geologic hazards is required.

Monitoring: No monitoring pertaining to other geologic hazards is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☒	☐	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

Sources: Project Application Materials, USGS Topographical Maps, Site Grading Plan

Impact Analysis:

a. *No Impact* – The proposed project consists of: converting the existing onsite warehouse to support expanded winery production operations and on building approximately 6,075 SF of additional structures to support meeting and Special Occasion/Events. Given that the proposed project consists of utilizing or expanding existing structures and utilizing the existing vineyard to enable the Akash Winery to support future Special Occasion/Events, there will be no further major changes in topography or ground surface relief features. Thus, no impacts under this issue are anticipated.

b. *Less Than Significant With Mitigation Incorporated* – The proposed project consists of: The proposed project consists of: converting the existing onsite warehouse to support expanded winery production operations and on building approximately 6,075 SF of additional structures to support the winery, meetings and Special Occasion/Events. Based on the project grading plan, there will be no creation of cut or fill slopes greater than 2:1 or higher than 10 feet. The expansion of the number of buildings onsite will occur on the adjacent graded land. Furthermore, as required by the WCCP EIR MM **GEO-1**, site specific engineering studies and the Riverside County Department of Building and Safety review of grading plans prior to issuance of a grading permit will be required as part of project implementation. This, in conjunction with project compliance with the CBC would ensure that the proposed project would not result in cut or fill slopes greater than 2:1 or higher than 10 feet. Thus, impacts under this issue are anticipated to be less than significant with mitigation incorporated.

c. *Less Than Significant Impact* – The proposed project would continue to utilize an existing onsite connection to the EMWD 18" sewer line within Calle Contento septic system. No new septic system components are proposed. The minimal grading associated with the proposed project to enable the installation of project improvements, including grading the visitor and employee parking lots at the project site, compacting the northerly access road and developing the unpaved parking lots and loading areas surrounding the winery production facility. Each of these activities would avoid significant excavation. Thus, impacts under this issue are anticipated to be less than significant.

Mitigation: No project specific mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
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 risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Sources: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey, Project Application Materials, Onsite Inspection, *Preliminary Geotechnical Interpretive Report*, Earth Strata Geotechnical Services, Inc., March 3, 2017 (Appendix 3), *Phase I Environmental Site Assessment,* Earth Strata Geotechnical Services, Inc., October 27, 2017 (Appendix 4), WCCP EIR

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – During construction, the project site has a potential for soil erosion. The potential for soil erosion, loss of topsoil, and/or developing the site on unstable soils is anticipated to be marginally possible at the site during ground disturbance associated with construction. All of the soils (refer to Appendix 4, pages A-6 through A-10) for a list of onsite soils, all of which have moderate infiltration rates and are well drained. Heavy earth-moving equipment will be required to enable the installation of project improvements, including grading and paving the parking lots adjacent to the proposed tasting room, and compacting the northerly access road. This will occur generally in areas that have already been compacted or distributed as part of the existing site use. This project will result in the disturbance of more than one acre of land and will require filing a Notice of Intent (NOI), securing a National Pollutant Discharge Elimination System (NPDES), general construction stormwater discharge permit, and preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will includes best management practices (BMPs) to mitigate potential impacts associated with erosion and surface water quality degradation during construction. The SWPPP will further be implemented through WCCP EIR Mitigation Measure **HYD-3**. Furthermore, the County's Ordinance Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board (RWQCB), San Diego Region National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R9-2013-001 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented by the project.

As described in Section 25, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and vineyards, which would also reduce the potential for stormwater to erode topsoil. Additionally, the County requires that the project be subject to approval of a Water Quality Management Plan (WQMP), which is required by WCCP EIR Mitigation Measure **HYD-1** and would ensure that San Diego RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. Through compliance with the above requirements, which are enforced through the County's permitting process, in addition to WCCP EIR Mitigation Measures **HYD-1** and **HYD-3**, impacts related to erosion and loss of topsoil would be less than significant.

b. *Less Than Significant Impact* – The proposed project site is located on a mix of Hanford, Greenfield, Ramona, and Arlington sandy loam, with shallow slopes, as shown in Appendix 4, pages A-6 through A-10. The soils consist of deep soils which have moderate infiltration rates and are well drained. Given that no clay type soils exist at the project site, the development of the project will not create a substantial risk to life or property by being placed on expansive soils because none exist on the site. Thus, the project will not be located on expansive soil, as defined in 1803.5.3 of the California Building Code (2022) Uniform Building Code , and therefore will have a less than significant potential to create substantial risks to life or property. Additionally, the Riverside County Department of Building and Safety review of grading plans prior to issuance of a grading permit will be required as part of project implementation, which would further reduce any risks associated with development of the project. Impacts under this issue are considered less than significant. No mitigation is required.

c. *Less Than Significant Impact* – The proposed project site is served by an existing connection to an 18" sewer line in Calle Contento that will be sufficient to serve the future uses of the site. No septic systems will be required. The soils are capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems but will not be needed at this site. Impacts under this issue are considered less than significant.

Mitigation: Project specific mitigation measures include the following:

GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of the material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup.

GEO-2 Excavated areas shall be properly backfilled and compacted and other disturbed areas are returned to as near the pre-project condition as is feasible.

GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) will be sprayed with water or soil binders twice a day or more frequently if fugitive dust is observed migrating from the site.

The proposed project would be required to comply with the WCCP EIR Mitigation Measures **HYD-1** and **HYD-3**, which state:

WCCP EIR Mitigation Measure HYD-1: *All implementing projects shall utilize the County's Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County's active MS4 permit.*

Depending upon the location of the implementing project and whether it is considered a "Significant Redevelopment" or "New Development," the County shall require the project proponent to submit the necessary additional information and condition about the project accordingly.

WCCP EIR Mitigation Measure HYD-3: *Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.*

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Sources: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ordinance No. 484, *Phase I Environmental Site Assessment,* Earth Strata Geotechnical Services, Inc., October 27, 2017 (Appendix 4)

Impact Analysis:

a. *Less Than Significant Impact* – The project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. The project would also be required to comply with the regulations set forth in County Ordinance No. 484 (Control of Blowing Sand), which regulates activities within areas that are susceptible to blowing sand. Also, the project site has been developed, and contains the existing vineyard. Typically, landscaping and vegetation reduce the potential for loose topsoil to erode from wind occurrences. Thus, given the developed state of the proposed project site, and with limited improvements proposed to enable the operation of the Akash Winery, an increase in wind erosion and blowsand, either on or off site is not anticipated to occur. The proposed project would also be developed in compliance with CBC regulations, for which conformance would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would result in less than significant potential be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

Sources: Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), *Air Quality and GHG Impact Analyses, Akash Winery Emissions,* prepared by Gerrick

Background

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency substantial flexibility.

Emissions identification may be quantitative, qualitative, or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO_2 equivalent/year. In September 2010, the SCAQMD CEQA Significance Thresholds GHG Working Group released revisions which recommended a threshold of 3,000 MT CO_2e for all land use projects. This 3,000 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

Impact Analysis:

a. *Less Than Significant with Mitigation Incorporation* – During project construction, CalEEMod predicts that the construction activities will generate the annual CO_2e emissions identified in Table 20-1.

Table 20-1
CONSTRUCTION EMISSIONS (Metric Tons CO_2e)

	CO_2e
Year 2024	183.2
Year 2025	92.8
Total	276
Amortized	**9.2**

CalEEMod Output provided in appendix.

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG impacts from construction are considered individually less-than-significant.

Except for mobile source emissions which were modeled in EMFAC, operational emissions were derived from CalEEMod. The total operational and annualized construction emissions for the proposed project are identified in Table 20-2. The project GHG emissions are considered less-than-significant, but the implementation of WCCP EIR Mitigation Measure **GHG-1**.

Table 20-2
OPERATIONAL EMISSIONS (Metric Tons CO_2e)

Consumption Source	MT CO_2e
Area Sources	<0.1
Energy Utilization	143.6
Mobile Source*	436.2
Solid Waste Generation	2.8
Water Consumption	7.0
Construction	9.2
Total	**598.8**
Guideline Threshold	3,000

*EMFAC

b. *Less Than Significant Impact* – Riverside County has prepared an Environmental Impact Report (EIR No. 524) assessing the potential direct and indirect impacts resulting from the Temecula Valley Wine Country Community Plan. The EIR, approved in 2014, analyzed GHG impacts due to the construction and operation of public and private improvements, such as wineries. The Board of Supervisors subsequently adopted Ordinance No. 348.4818 to update the Wine Country Zones to improve the Community Plan's implementation in 2015. Part of this update included a Greenhouse Gas Reduction Workbook.

In this workbook, the County determined that there are three appropriate numeric thresholds to determine the GHG significance of a project. Specifically, GHG emissions can be compared to the following three thresholds:

✓ Mass Emissions. A threshold of 3,000 MTCO2e per year is adopted from the recommended SCAQMD's Interim Thresholds document for commercial, residential, mixed use, and industrial development projects; projects below this threshold are considered less than significant.

✓Per Capita Average Emissions. A threshold of 4.1 MT per year per person, adopted from the SCAQMD efficiency-based standard, is most applicable to larger projects, such as subdivisions and other projects of potential regional influence. The threshold is calculated on an emission rate per population or employee (service population) projected for Year 2035; developments which achieve emissions below this threshold are considered less than significant.

✓Reductions Consistent with State Goals. A threshold of 28.5% below Business As Usual (BAU) emissions from future development projects. Project-specific emissions are calculated and compared to similar hypothetical developments; if an implementing project achieves a reduction

of at least 28.5% with incorporation of mandatory and voluntary measures, it is considered less than significant.

If a project prefers to opt out of performing a CEQA review, the workbook includes alternatives. Rather than performing a CEQA analysis, option tables were created to assist in the analysis of GHG performance based on AB 32 targets and contain measures to reduce GHG emissions at least 28.5% below Business-as-Usual emissions. Individual projects have the option to use these tables to demonstrate that GHG emissions should be considered exempt from CEQA.

The tables assign points for specific GHG reducing strategy incorporated into a project typically as a project design feature. The point values correspond to the minimum emissions reduction expected from each feature, including those mandated as mitigation measures in the county's EIR No. 524 and by CALGreen Building Codes. Projects which implement enough reduction measures are assumed to be less than significant.

However, as discussed, this project utilized the interim SCAQMD threshold of 3,000 MT per year to determine GHG significance status. Since the project does not exceed this threshold, GHG impacts are less-than-significant. Thus, based on the minimal overall GHG emissions, the proposed project's emissions are well below significance thresholds and the proposed project will not conflict with any plan, policy or regulation required to control GHG emissions.

Mitigation: The proposed project would be required to comply with the WCCP EIR Mitigation Measure GHG-1

WCCP EIR Mitigation Measure GHG-1: *All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:*

- *The County shall require implementing projects to use low-emission and high energy efficiency construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 3 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available.*
- *The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.*
- *The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.*
- *The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.*
- *The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.*
- *The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment.*
- *As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.*

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS: Would the project				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Sources: Project Application Materials, Phase 1 Environmental Site Assessment, WCCP EIR

Impact Analysis:

a. *Less Than Significant Impact* – The project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Akash Winery Project is a winery and Special Occasion/Event project; operation of such uses would not involve the use of a substantial amount of hazardous materials. Household cleaning supplies would be used in small quantities to support the wine tasting room, winery operations, and future Special Occasion/Event operations. Other hazardous materials that may be utilized in support of project operations include: solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Compliance with all Federal, State, and local regulations governing the storage and use of hazardous materials is required, and will ensure that the project operates in a manner that poses no substantial hazards to the public or the environment.

Additionally, during construction there would be the transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, paint and other 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.

Therefore, because the routine transport, use, storage, and disposal of hazardous materials

pertaining to the proposed project would be relatively minor and subject to existing regulations, the impact is considered less than significant. 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 will be less than significant.

b. *Less Than Significant With Mitigation Incorporated* – During construction, there are activities that can expose the public to significant hazards from accidental circumstances. The first pathway occurs when petroleum products are accidentally released from construction equipment or storage facilities. For example, vandalism can cause a release from stored fuels, or a hydraulic hose may break on a large piece of construction equipment. This type of impact is readily mitigated by immediately stopping the construction activity; controlling the accidental release; and carrying out remediation of the area contaminated by the spill. Therefore, Mitigation Measure **HAZ-1** has been identified to reduce any potential impact to a level of less than significant.

The second circumstance under which there is potential to expose persons to the release of hazardous materials occurs when unknown contaminants below the ground surface are exposed during construction. An example would be a barrel of hazardous material buried below the ground surface that could be exposed during grading. As in the previous instance, the exposure of such contamination typically occurs over a very limited area and with proper mitigation the potential hazard to humans and the environment can be managed so it will not significantly impact either humans or the environment. Therefore, Mitigation Measure **HAZ-2** has been identified to reduce any potential impact to a level of less than significant.

The incorporation of Mitigation Measures **HAZ-1** and **HAZ-2** will reduce the potential of accidental release and exposure by identifying those actions that must occur in the event of an accidental release or the disturbance of a previously unknown contaminated area. These measures require notification of appropriate regulatory agencies, and specific activities that will limit and control the potential for exposure. As a result, impacts would be less than significant with mitigation.

c. *Less Than Significant Impact* – The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project consists of a boutique winery that would convert existing structures on site and add approximately 6,075 SF of new structures to support winery and Special Occasion/Event operations. The project must comply with existing safety regulations, including the CBC and Fire Code in order to ensure compliance with the Multi-Jurisdictional Local Hazard Mitigation Plan. Evacuation routes in the project area include Calle Contento, which connects the area to Rancho California Road that reach the area interstate freeway system (Interstate 15). The proposed project will occur within the project site and is not anticipated to impact circulation of surrounding roadways. The proposed project would install a new 24' wide paved entry driveway at Calle Contento and provide new acceleration and deceleration lanes per County standards that would replace the existing access to the project site. It is not anticipated that development of the project site would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the site activities will be confined within the proposed project site. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in County Ordinance Chapter 8.32, Fire Code, which incorporates the Title 24, California Code of Regulations, Part 9. Therefore, there is a less than significant potential for the development of the project to physically interfere with any adopted emergency response plans, or evacuation plans.

d. *No Impact* – The project site is not located within one-quarter mile of an existing or proposed school. As stated above, the proposed project would be required to comply with all Federal, State,

and local regulations governing the storage and use of hazardous materials, which will ensure that the project operates in a manner that poses no substantial hazards to the public or the environment. Therefore, the proposed project has no potential to handle acutely hazardous materials or emit hazardous emissions that could adversely impact people at a school.

e. *Less Than Significant Impact* – The proposed project consists of: converting the existing onsite warehouse to support expanded winery production operations and on building approximately 6,075 SF of additional structures to support the winery, meetings and Special Occasion/Events. The project site is developed as a vineyard and winery within the western two-thirds of the project site. The project will not be located on a site that is included on a list of hazardous materials sites that are currently under remediation. According to the California State Water Board's GeoTracker website (consistent with Government Code Section 65962.5), which provides information regarding Leaking Underground Storage Tanks (LUST) and Department of Toxic Substance Control (DTSC) cleanup sites, there are no open or closed LUST, DTSC, or other clean-up sites within 2,500 feet of the project site (Figure 21-1, GeoTracker map). Therefore, there is no potential for the project to be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 thereby creating a significant hazard to the public or the environment. Project construction and operation of the site as the Akash Winery Project will have a less than significant potential to create a significant hazard to the population or to the environment from their implementation. No mitigation is required.

Mitigation: Project specific mitigation measures include the following:

HAZ-1: Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to site contamination will be conducted under the oversight of County Hazardous Materials Division. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

HAZ-2: During grading if an unknown contaminated area is exposed, based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the County Hazardous Materials Division. Further, all of the sampling or remediation related to the contamination will be conducted under the oversight of this County department. In the event contamination is found, construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a

registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal (MCL) at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans or the environment).

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; WCCP EIR

Impact Analysis:

a. *No Impact* – The French Valley Airport is located more than 2 miles beyond the boundary of WCCP Planning Area. The Akash Winery site is specifically located approximately 2.5 miles southeast of the French Valley Airport. Thus, the project is not located within an Airport Master Plan area. Therefore, the proposed project would not result in an inconsistency with the French Valley Airport Master Plan. No impacts under this issue are anticipated and no mitigation is required.

b. *No Impact* – As discussed above, the French Valley Airport is located more than 2.5 miles beyond the Akash Winery project site. Thus, the project would not require review by the Airport Land Use Commission.

c. *No Impact* – The French Valley Airport, which is the closest airport to the project site, is located approximately 2.5 miles to the northwest of the project site. Given this distance from the project site to the French Valley Airport, the proposed project is not located within an airport land use plan or within close proximity to an airport such that the project result in a safety hazard for people residing or working in the project area. Thus, no impacts under this issue are anticipated and no mitigation is required.

d. *No Impact* – There are no private airstrips located in the vicinity of the proposed project. Thus, the project would not result in an airstrip related safety hazard for people residing or working in the project area. No impacts under this issue are anticipated and no mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY: Would the project				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☒	☐	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☒	☐	☐
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?	☐	☒	☐	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

Sources: Riverside County Flood Control District Flood Hazard Report/Condition, Eastern Municipal Water District 2020 Urban Water Management Plan, Draft Water Quality Management Plan Akash Winery Project.

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – The proposed project is located within the planning area of the San Diego Regional Water Quality Control Board (RWQCB), and within the Santa Margarita Watershed. Water quality standards are defined by the Clean Water Act (CWA) in regards to beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses, referred to as water quality objectives. These objectives and standards for all ground and surface waters are implemented through the County's standard permitting process, among other agency procedures. The project would be supplied with water by Eastern Municipal Water District (EMWD) and would dispose of wastewater through continued use of the existing subsurface Septic Tank/Leach Line wastewater disposal system.

To address stormwater and accidental spills within this environment, as stated previously under issue 18(a), County's Ordinance Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the RWQCB NPDES Storm Water Permit Order No. R9-

2013-001 (MS4 Permit), which establishes minimum stormwater management requirements and controls that are required to be implemented by the project. Thus, the County requires that the Applicant must ensure that site development implements a Storm Water Pollution Prevention Plan (SWPPP) to control potential sources of water pollution that could violate any standards or discharge requirements during construction. Additionally, a Water Quality Management Plan (WQMP, MS4 Permit) must be prepared, approved and implemented to ensure that project-related after development surface runoff meets discharge requirements, both volume and water quality, over the short- and long-term.

Because the project site mostly consists of pervious surfaces, the project has identified onsite drainage that will generally be directed to onsite collection and treatment (including underground storm water retention areas) and other water quality control measures that will be developed as part of the project. The SWPPP would specify the BMPs that the project would be required to implement during construction activities to ensure that all potential water pollutants of concern are prevented from discharge, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Implementation of the SWPPP is a requirement of the County, additionally, as previously stated, WCCP EIR Mitigation Measure **HYD-3** must be implemented to protect water quality during construction through the implementation of the SWPPP. WCCP EIR Mitigation Measure **HYD-4**, which would ensure that infiltration or other BMPs are implemented to ensure that the project meets County and other water quality requirements, must be implemented by the project. Additionally, WCCP EIR Mitigation Measure **HYD-5**, which requires several specific BMPs and measures to increase infiltration and reduce impacts to water quality within the upper aquifer, must also be implemented by the project. With the implementation of the WCCP EIR Mitigation Measures in addition to project Mitigation Measures **HAZ-1** and **HAZ-2**, water quality will be protected for the duration of the project.

The WQMP specifies stormwater runoff permit Best Management Practices (BMPs) requirements for capturing, retaining, and treating on site stormwater once the project has been developed. The WQMP provides the following: Control contaminants into storm drain systems; Educate the public about stormwater impacts; Detect and eliminate illicit discharges; Control runoff from construction sites; and, use underground storage and infiltration basins to implement BMPs and site-specific runoff controls and treatments. Implementation of the WQMP is a requirement of the County, additionally, as previously stated, WCCP EIR Mitigation Measure **HYD-1** must be implemented to protect water quality during operation through the implementation of the WQMP. Thus, with implementation of these mandatory Plans and their BMPs, regulatory requirements identified by the County and WCCP EIR, as well as Mitigation Measures **HAZ-1** and **HAZ-2**, and WCCP EIR Mitigation Measures **HYD-1, HYD-3, HYD-4,** and **HYD-5**, the development of the proposed project will not cause a violation of any water quality standards or waste discharge requirements.

b. *Less Than Significant Impact* – Implementation of the proposed project will not deplete groundwater supplies that would substantially affect the water availability for existing or planned land uses or biological resources. It is anticipated that, based on previous studies at the project site, the potential to intercept groundwater during grading of both the project site and offsite roadways is considered to be less than significant, particularly that the proposed project is not located in an area with an underlying delineated groundwater basin. Thus, no groundwater basin would be physically altered or impacted significantly as a result of the proposed project.

The project site presently receives water from the EMWD to support the existing uses on site and will continue to receive potable water from the District to support winery operations and Special Occasion/Events. The conversion of the site to expand winery production and Special Occasion/Events will result in greater water use than that which exists at present, but most Special Occasion/Events will be conducted with bottled water being brought to the site. With a maximum

of 35 Special Occasion/Events the increased water consumption is estimated to be 5–10-acre feet in water used primarily for cleaning activities and restroom support. Historically, groundwater has supplied between 25 to 40 percent of the EMWD's total water supply and imported water has supplied between 60 to 70 percent. The EMWD's 2020 Urban Water Management Plan (UMWP) identifies sufficient water resources to meet demand in its service area. The total retail water supply for Eastern in 2020 for retail customers, was 59,379 AFY inclusive of both potable and recycled water, while the demand for both potable and recycled water was 53,986 AFY. According to RCWD, agriculture uses, such as the existing vineyard use within the site, accounted for 20% of the overall potable water demand in 2020, equal to 10,910 AFY. Based on the projected total water demand within EMWD's retail service area, it is anticipated that the additional 5 to 10 AFY demand by the project can be accommodated into the future, particularly given that the overall available water demand is anticipated to be less than the projected supply in 2025 and in 2045. The anticipated available water supply within EMWD's retail service area is anticipated to be greater than the demand for water in the future, which indicates that EMWD has available capacity to serve the proposed project without significant adverse impacts on area groundwater basins. Thus, the development of the project will, therefore, not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

c. *Less Than Significant Impact* – The proposed project is not anticipated to significantly change 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. As stated above, the design of the site would not result in significantly greater areas of pervious surfaces because much of the site features needed to operate the proposed Akash Winery Project exist at the site at present. Under present conditions the whole site drains towards Calle Contento and Long Valley Wash that closely parallels the property frontage along this road. The portion of the site adjacent to Calle Contento is within the 100-year flood hazard area created by this wash. However, the remainder of the site, including the area proposed for development as shown on the project conceptual grading plan, is outside of the flood hazard zone and discharges surface runoff to the Wash. The proposed project would not result in significant alterations to the onsite drainage as a result of the new structures and features because of the subsurface infiltration chambers that will be installed at the site to capture any net increased site runoff from the additional developed area. The onsite drainage system will capture the incremental increase in runoff from the project site associated with project development in accordance with the Draft Water Quality Management Plan prepared for the project site and submitted for approval by the County. Onsite flows will be pretreated through flow through the infiltration chambers and discharge to the Wash as currently occurs. Treated surface runoff will be discharged in conformance with Riverside County requirements. The implementation of onsite drainage improvements and applicable requirements included in the Draft WQMP would further ensure that the downstream drainage system will not be altered given the control of future surface runoff from the project site; thus, the potential for the project to significantly change 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 would be controlled to a less than significant impact level.

d. *Less Than Significant With Mitigation Incorporated* – The proposed project is not anticipated to significantly change the volume of flows downstream of the project site, and therefore, would not be anticipated to change the amount of surface water in any water body in an amount that could initiate a new cycle of erosion or sedimentation downstream of the project site. The onsite drainage system will capture the incremental increase in runoff from the project site associated with project development. Onsite flows will be the discharged into subsurface infiltration chambers and then discharged in existing channels that currently deliver flows to Long Valley Wash. These systems will be designed to capture the peak flow runoff from the project site or otherwise detain the

incremental flow onsite. Treated surface runoff will be discharged in conformance with Riverside County requirements. The implementation of onsite drainage improvements and applicable requirements included in the Draft WQMP would further ensure that the downstream drainage system will not be altered such that erosion or siltation would occur given the control of future surface runoff from the project site. Furthermore, while construction activities could loosen sediment and result in erosion or siltation, the project would be subject to County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities which requires preparation of a SWPPP, as previously discussed. WCCP EIR Mitigation Measure **HYD-3** would, therefore, be required to be adhered to by the project, which would ensure that the SWPPP is prepared to the County's standards. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed project and would include construction BMPs to reduce erosion or siltation. As discussed under issue 18(a), the SWPPP will include but not be limited to measures identified in project Mitigation Measures **GEO-1, GEO-2,** and, **GEO-3** to mitigate potential impacts associated with erosion and surface water quality degradation during construction. Thus, the potential for downstream erosion or sedimentation will be controlled to a less than significant impact level.

e. *Less Than Significant With Mitigation Incorporated* – As discussed throughout this section, the proposed project would be required to comply with WCCP EIR Mitigation Measure **HYD-3,** in conformance with County requirements, by preparing and implementing an SWPPP. Additionally, the project would be required to comply with WCCP EIR Mitigation Measure **HYD-1,** in conformance with County requirements, by preparing and implementing a WQMP. Given the limited changes to the drainage within the project site as a result of the utilization of existing facilities by the proposed project, the proposed project would maintain the existing offsite downstream drainage system through control of future discharges from the site. Thus, the implementation of onsite drainage improvements and applicable requirements included in the SWPPP and WQMP, as enforced by WCCP Mitigation Measures **HYD-1** and **HYD-3,** will ensure that stormwater runoff during construction and operation of the project will not substantially increase the rate or volume of runoff in a manner that would result in substantial flooding on- or off-site.

f. *Less Than Significant With Mitigation Incorporated* – The proposed project will alter the site such that stormwater runoff within the site will be increased, but will maintain the existing off-site downstream drainage system through control of future discharges from the site. This would prevent the project from exceeding the capacity of existing or planned stormwater drainage systems and from providing substantial additional sources of polluted runoff. The drainage throughout the developed portion of the project site will be captured and treated in the proposed infiltration chambers. These systems will be designed to capture the flows above the peak 100−year flow runoff from the project site without development or otherwise be detained on site and discharged in conformance with Riverside County requirements, and as required by WCCP EIR Mitigation Measure **HYD-1**. This project would discharge into the regional system that eventually flows from Long Valley Wash to Santa Gertrudis Creek, to Murrieta Creek and finally to the Santa Margarita River. Varying amounts of urban pollutants, such as motor oil, antifreeze, gasoline, pesticides, detergents, trash, and fertilizers, could be introduced into downstream stormwater from the proposed site use. However, the proposed project is not anticipated to generate discharges that would require pollution controls beyond those already designed into the project and/or required by the County as a standard operating procedure to meet water quality management requirements from the San Diego RWQCB. The proposed development would install drainage improvements and thus, is not anticipated to result in a significant adverse impact to water quality or flows downstream of the project with implementation of mitigation outlined below.

The County has adopted stringent best management practices designed to control discharge of non-point source pollution that could result in a significant adverse impact to surface water quality. The County in particular has implemented a stringent non-point source water pollution control program. The County, in addition to the WCCP EIR, have identified BMPs that when implemented, can ensure that water quality degrading impacts will not occur as a result of developing the project. Although BMPs are mandatory for the project to comply with established pollutant discharge requirements, WCCP EIR Mitigation Measures **HYD-1, HYD-3, HYD-4,** and **HYD-5** are designed to establish a performance standard to ensure that the degree of water quality control is adequate to ensure the project does not contribute significantly to downstream water quality degradation. Thus, the implementation of onsite drainage improvements and applicable requirements will ensure that that drainage and stormwater will not create or contribute runoff that would exceed the capacity of existing or planned offsite stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts under this issue are considered less than significant with mitigation required.

g. *Less Than Significant Impact* – As shown on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) provided as Figure 23-1, a portion of the project site is located within the 100-year flood hazard zone, but the portion of the site proposed for development is well out of this flood hazard zone associated with Long Valley Wash. Furthermore, development of this portion of the site is not anticipated to redirect or impede potential future flood flows at the project site, particularly given that surface flows on site will be directed to the onsite drainage features which will be capable of intercepting the peak 100-year flow rate from the project site or otherwise be detained on site and discharged in conformance with Riverside County requirements. Therefore, impacts under this issue are considered less than significant and no mitigation is required.

h. *No Impact* – Implementation of the project will not expose people or structures to a significant risk of inundation by seiche, tsunami, or other flood hazards. There are no dams that the proposed project would be located downstream in the project area. The nearest body of water to the proposed project site is Lake Skinner, but it is in another drainage basin. Furthermore, the project is located about 25 miles from the Pacific Ocean, and is separated by the Peninsular Range from the Ocean. Therefore, the potential to expose people or structures to a significant risk of flood hazard due to dam inundation, tsunami, or seiche would be minimal. No impacts under this issue are anticipated and no mitigation is required.

i. *Less Than Significant With Mitigation Incorporated* – Please refer to the discussion under issue X(b) above. The Sustainable Groundwater Management Act (SGMA) "requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline."[1] The project is located in an area that does not overlap with an underlying groundwater basin. However, the project site presently receives water from EMWD to service the existing vineyard and site use. The Temecula Valley Groundwater Basin is shown on Figure 23-2, depicting the SGMA Basin Prioritization Dashboard. The Temecula Valley Groundwater Basin is adjudicated and managed by Santa Margarita River Watershed Watermaster. As the Temecula Valley Groundwater Basin is under very low priority, it is currently not required to prepare a sustainable groundwater management plan and the project will not interfere with the overall management of the Temecula Valley Groundwater Basin. The Santa Margarita River Watershed Watermaster was established to administer the Judgment, and contains a Physical Solution to meet the requirements of water users having rights in or dependent upon the groundwater within

[1] https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management

the Santa Margarita River Watershed. Given that the proposed project would receive water from RCWD, a stakeholder of the Santa Margarita River Watershed, the proposed project would not conflict with a sustainable groundwater management plan. Furthermore, through the implementation of the SWPPP and the WQMP, enforced as a requirement of the County and WCCP Mitigation Measures **HYD-1** and **HYD-2**, would ensure that implementation of the proposed project would not obstruct implementation of a water quality control plan.

Mitigation: Implementation of project Mitigation Measures **HAZ-1** and **HAZ-2** is required, the full text for which can be found under issue 21, above.

Additionally, WCCP EIR Mitigation Measures **HYD-1** and **HYD-3** must be implemented by the proposed project, the full text for which can be found under issue 18, above. The proposed project would also be required to comply with the WCCP EIR Mitigation Measures **HYD-4,** and **HYD-5**, as follows:

WCCP EIR Mitigation Measure HYD-4: Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMPs. If infiltration is not feasible based on a specific site's soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this case other BMPs should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.

WCCP EIR Mitigation Measure HYD-5: All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:

- Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives.
- Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1).
- Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4).
- Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3).
- Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3).
- Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek.

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Sources: Riverside County General Plan, GIS database, Project Application Materials

Impact Analysis:

a. *Less Than Significant Impact* – The proposed project has been designated by the County of Riverside General Plan Agriculture (AG) use, and has a zoning classification of Wine Country Winery Zone (WC-W). The project site is located within the Temecula Valley Wine Country Policy Area and is part of the Winery District as designated by the County of Riverside. No change in land use or zoning is required in order to implement the project as proposed because the proposed project consists of permitting new winery and Special Occasion/Event uses on the property and adding 6,075 SF of new buildings and use areas. The Akash Winery Project is an allowable use in the WC-W Zone. Class II Wineries are allowed to be developed including limited commercial uses on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production are grown or raised within the county; and
- The winery facility shall at least produce 3,500 gallons of wine annually.

Based on a review of the County Ordinance, the project has been designed in accordance with the provisions of the WC-W zoning classification. The WC-W zone allows a maximum building height of 40 feet and maximum structure height of 50 feet, by which the project structures do presently or would abide. The minimum front setback for winery must be 50 feet from the property line and side and rear setbacks shall be 30 feet from the property line. As demonstrated by the site plan, the project site already is developed with a lot coverage of 75% dedicated to vineyards. The boutique winery will meet the provisions of the WC-W by producing at least 3,500 gallons of wine annually, and by utilizing the grapes on site for at least 75% of production. Given the above, the proposed project would be developed in accordance with both County requirements, and with the WC-W. Thus, with the approval of the CUP, the proposed project would have a less than significant potential to 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

b. *No Impact* – Refer to the aerial photos provided as Figures 1 and 2, which depict the project's regional and site-specific location. The project site is zoned for WC-W use and the General Plan land use designation is AG. The proposed project would occur within a site containing some of the existing features needed to operate the proposed Akash Winery. The proposed use of this site would be consistent with the surrounding uses, as the project site is bound by residential housing and vineyards on large lots to the south, east, north and west. Thus, this site would be consistent with and similar to the surrounding uses, and would be consistent with the existing site use, and development of the Akash Winery Project at this location would be consistent with both the uses

surrounding the project and the surrounding land use designations and zoning classifications. Consequently, the development of the project site with the proposed use will not divide any established community in any manner. Therefore, no significant impacts under this issue are anticipated and no mitigation is necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Impact Analysis:

a. *Less Than Significant With Mitigation Incorporated* – The WCCP EIR indicates that aggregate mineral resources contribute significantly to the development and economic wellbeing of Riverside County, and the statewide assessment of mineral resources prepared by the California Geological Survey, indicates that mineral deposits may exist within project area as the proposed project is located within mineral resources zone 3 (MRZ-3), which indicates that the significance of mineral resource deposits is undetermined. The project area is, therefore, not considered to be located in an area of known mineral resources, and impacts related to known mineral resources would not occur. The only area with a potential for aggregate resources is the immediate area of the property located adjacent to Calle Contento, which follows the alignment of Long Valley Wash. The project is proposed to be implemented on property to the east of this possible aggregate source with no impact on any known resource. However, WCCP EIR includes Mitigation Measure **MIN-1** must be implemented as it requires the County Geologist to make a site-specific determination of the potential of the site to contain or yield important or significant mineral resources of value, which would ensure that the proposed project does not result in the loss of known mineral resources. Thus, with the implementation of WCCP EIR Mitigation Measure **MIN-1**, impacts would be less than significant.

b. *No Impact* – The project site presently contains a vineyard, garage with a caretaker unit, and an agricultural building, in addition to some native vegetation on the site. As such, the site has been historically used for agriculture and is not considered to be an area of known mineral resources. In addition, the project site is not identified as a locally-important mineral resources recovery site on any land use plan. Therefore, the project would not have a potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the County General Plan, WCCP, or any other land use plan. No impacts under this issue are anticipated and no

mitigation is required.

c. *No Impact* – The project site is located within an area designated as MRZ-3, which is defined as an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Even though the site may be located in a mineral resource zone indicating possible presence of minerals, the property has been developed with a vineyard, garage with a caretaker unit, and an agricultural building, in addition to some native vegetation on the site. There are no aggregate mining activities in the project's general vicinity or on the project site, which is indicative that there is no potential to expose people or property to hazards from proposed, existing or abandoned quarries or mines. Thus, no impacts under this issue are anticipated and no mitigation is required.

Mitigation: The proposed project would also be required to comply with the WCCP EIR Mitigation Measure **MIN-1**:

WCCP EIR Mitigation Measure MIN-1: *Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762€, prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3 (as described in paragraph (3) of subdivision (b) of Section 2761), the County Geologist shall make a site-specific determination as to the site's potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.*

- *If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of "regional or statewide significance" and the proposed use is considered "incompatible" (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resource study shall be performed to, at a minimum, document the site's known or inferred geological conditions; describe the existing levels of development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having "regional or Statewide significant" under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).*
- *Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process.*

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project				
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 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?				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Sources: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Impact Analysis:

a. *No Impact* – As discussed under issue 21, above, the proposed project, and in fact the whole of the WCCP, is not located within an Airport Land Use Plan area. The French Valley Airport is the closest airport to the project site and is located approximately 2.5 miles to the northwest of the proposed project site. Thus, due to the distance from the French Valley Airport, the project would not expose people residing or working in the project area to excessive airport noise levels. There would be no adverse impacts. Thus, no impacts under this issue are anticipated and no mitigation is required.

b. *No Impact* – The Billy Joe private airstrip, located at 33800 Linda Rosea Road, is located more than 10 miles southwest of the project site. The airstrip is infrequently used, and permission must be granted by the owner of the airstrip prior to landing. Due to the distance from the project site, and the infrequent use of the airstrip, the project would have no potential to expose people residing or working in the project area to excessive noise levels. Thus, no impacts under this issue are anticipated and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Sources: Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure," Project Application Materials, and "Noise Impact Analysis for Akash Winery," Roma Environmental, April 11, 2024 (provided as Appendix 5 to this document)

Existing Noise Regulations

Noise Element of the General Plan

The Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports and railroads. In addition, the Noise Element identifies several polices to minimize the impacts of excessive noise levels throughout the community and establishes noise level requirements for all land uses. The Noise

Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with transportation related levels of 65 dBA CNEL or greater existing ambient noise levels. Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit to not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

County Code of Ordinances
Ordinance No. 847 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Federal Transit Administration (FTA)
Neither the County's General Plan nor the County's Ordinance establish numeric maximum acceptable construction source noise levels at potentially affected receivers for CEQA analysis purposes. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts, as discussed below. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise sensitive residential land use.

Impact Analysis:

Background Information from the Noise Study

Purpose and Objectives

> The purpose of this report is to evaluate the existing noise environment at the Akash Winery in order to determine if expansion of the winery would be consistent with County of Riverside Operational Noise Standards.

Project Location

The proposed development is located within the County of Riverside, just south of Rancho California Road and east of Butterfield Stage Road. Specifically, the site address is 39730 Calle Contento Temecula, CA 92591. A vicinity map showing the project location is provided in Figure 1 of Appendix 5.

Proposed Project

Project Overview

Plot Plan No 26225, Revised Permit No. 1 proposes to expand the existing wine tasting/production building of 4,932 square feet (sf) by adding an additional 5,133 sf (total 10,065 sf). The proposed site plan is shown in Figure 2 of Appendix 5.

The proposed project includes an expansion of the existing wine tasting and production building, and an expanded building area to accommodate a wine production area, wine storage, a wine lab, a barrel washroom, staff restrooms, staff breakroom, offices, a conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen, a wine tasting bar, and outdoor covered patio areas. The original patio covers attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Winery operations will include limited indoor and outdoor Special Occasion/Events on site. No other changes or revisions are proposed than what was

already previously approved under the original entitlement.

On Site Parking

The automobile parking required for a facility of this size is 182 spaces. 196 automobile parking spaces are proposed including 6 ADA parking stalls, and 6 electric vehicle stalls. On-site parking will be provided to the north and east of the various structures shown on the site plan. This is illustrated on Figure 2 of Appendix 5, the site plan.

Site Access

Regional access to the site is provided by Interstates 15, east on Rancho California Road and north on Calle Contento to the site driveway. There are two existing unpaved access driveways along the southern and northern boundaries of the property.

Project Operation

Day-to-Day Winery Operations

Day-to-day activities at the winery will include wine production and wine tasting and associated maintenance. Wine production will continue to use the existing, slightly modified wine production space in addition to a new wine production room with wine storage room. All equipment and stainless-steel fermenting tanks for wine production will be located inside.

Wine harvesting staff will be on consultant basis to assist Akash Winery and production will consist of the required 7,000 gallons annually per Class V winery regulations. Wine production fermenting and testing shall be conducted on-site and within the on-site lab. Wine production activities will not occur at the same time as Special Occasion/Events on site.

Wine tasting will occur in the existing tasting bar area, the proposed outdoor upper patio, the proposed outdoor lower patio, and the proposed vineyard patio. The winery will be open to the public for wine tasting during the following times:

Monday	12:00 - 6:00 PM
Tuesday	12:00 - 8:00 PM
Wednesday	12:00 – 6:00 PM
Thursday	12:00 – 6:00 PM
Friday	11:00 AM – 6:00 PM
Saturday	10:00 AM – 8:00 PM
Sunday	11:00 AM – 6:00 PM

All private wine tasting shall be by appointment only between 1:00 and 6:00 PM on weekdays and will not occur during Special Occasion/Events. Tastings will be limited to 6-10 guests at a time. Private wine tasting will be regulated as required by Alcoholic Beverage Control (ABC).

In addition to the day-to-day operational activities described above, winery operations will include yoga/wellness classes, comedy nights, wine club events, charity events, small business/artisan booths, live music, wedding ceremonies and receptions. The anticipated days, times, frequency, and number of attendees for each are presented in Table 27-1. The location of where each event is expected to occur on the winery grounds and specific operational details of each event are presented in Table 27-1, below. Locations are labeled on Figure 3 of Appendix 5.

Table 27-1
PROPOSED FACILITIES AND ACTIVITIES

Location	Description	Days	Times	Frequency	Number of Attendees	Winery Open?
Outdoor-A	Yoga Classes	Saturdays-Sundays	8:00-10:00 AM	Once a Week	40	Closed
Outdoor-B	Comedy Night	Fridays	6:00-9:00 PM	Once a Month	100	Closed
Outdoor & Indoor--C	Wine Club	Thursdays-Sundays	6:00-9:00 PM	Once a Month	30	Closed
Outdoor-D	Charity Events	Fridays-Sundays	10:00 AM-4:00 PM	4 times /Year	100	Closed
Outdoor-E	Artisan Booths	Fridays-Sundays	10:00 AM-4:00 PM	Once a Month	125	Open
Outdoor-F	Wedding Ceremony	Thursdays-Mondays	10:00 AM-4:00 PM	Twice a Month	100	Closed
Indoor-G	Wedding Reception	Thursdays-Mondays	5:00-10:00 PM	Twice a Month	100	Closed
Indoor-H	Live Music	Fridays-Sundays	3:00-7:00 PM	Once a Week	146	Open

Summary of Impacts

As part of the noise study, the existing noise levels outside of the Akash Winery tasting room were measured. They ranged between 40.3 and 63.9 dBA Leq at the winery property lines. The noise measurement results are provided in Table 27-2.

Table 27-2
NOISE MEASUREMENT RESULTS

Name	Time Period	Description	Existing Ambient Noise Levels (dBA)					
			L_{eq}	L_{max}	L_2	L_8	L_{25}	L_{50}
NM1	10:43-10:53 AM	Rural, vineyard	45.8	60.0	55.9	49.9	44.2	41.1
NM2	11:06-11:16 AM	Rural, vineyard	40.3	53.2	48.4	45	40.3	37.3
NM3	11:37-11:47 AM	Rural, vineyard	50.5	60.4	57.7	54.7	50.8	48.4
NM4	12:01 PM	Rural, vineyard	63.9	80.2	74.7	69.8	57.5	44.8

In order to evaluate the potential noise impacts of the proposed project, five (5) future operational scenarios were modeled. In addition to these operations, a model was run to determine the loudest an event can be (indoors) without exceeding the County's noise criteria referenced above.

Yoga/Wellness Classes

As shown in Figures 8 and 9 of Appendix 5, noise levels at the site property line and nearby properties associated with yoga and wellness classes are expected to range between 15 and

39 dBA Leq and would not exceed the County's daytime ten-minute L_{eq} standard of 65 dBA or the County's ten-minute L_{eq} nighttime noise standard of 45 dBA at any property lines.

Indoor Amplification Event (Windows Closed) – Wedding Receptions, Live Music, Comedy Night
Figures 10 and 11 of Appendix 5, noise levels associated with an event in the tasting room building are expected to range between 22 and 52 dBA Leq and would not exceed the County's daytime ten-minute L_{eq} standard of 65 dBA but would likely exceed the County's nighttime 10-minute L_{eq} standard of 45 along the southern property boundary. A mitigation measure limiting events to between the hours of 10:00 PM and 7:00 AM will avoid this impact.

Indoor Amplification Event (NW Door Open) – Wedding Receptions, Live Music, Comedy Night
Figures 12 and 13 of Appendix 45, in the case that a door located at the northwest side of the tasting room is left open, noise levels associated with an event in the tasting room building are expected to range between 26 and 52 dBA Leq and would not exceed the County's daytime ten-minute L_{eq} standard of 65 dBA but would likely exceed the County's nighttime 10-minute L_{eq} standard of 45 along the southern property boundary. A mitigation measure limiting events to between the hours of 10:00 PM and 7:00 AM will avoid this impact.

Wine Club/Charity Event/Small Business & Artisan Booths
As shown in Figures 14 and 15 of Appendix 5, noise levels associated with Wine Club Night are expected to range between 19 and 42 dBA Leq at the site's property lines and would not exceed the County's daytime ten-minute L_{eq} standard of 65 dBA L_{eq} or the County's nighttime noise standard of 45 dBA L_{eq} (10-minute).

Wedding Ceremony
As shown in Figures 16 and 17 of Appendix 5, noise levels associated with a wedding ceremony on the vineyard patio would range between 19 and 39 dBA Leq at the site's property lines and would not exceed the County's daytime ten-minute L_{eq} standard of 65 dBA L_{eq} or the County's nighttime noise standard of 45 dBA L_{eq} (10-minute).

Maximum Event Noise Without Exceeding Noise Criteria
The maximum event noise scenario assumes the same conditions as the Indoor Amplification Event but with an interior noise level of 101 dBA Leq. Based on the above modeling results and maximum event noise modeling results, (shown in Figures 18 and 19 of Appendix 5, the winery could host an indoor event with noise levels reaching 101 dB inside the tasting room and not exceed the 65 dBA 10-minute Leq daytime standard (7:00 AM to 10:00 PM). However, in an effort to ensure that additional measures are not required, the following mitigation measures are required.

Thus, operation of the proposed project is not expected to exceed the County's daytime (7:00 AM to 10:00 PM) noise standards but could exceed the nighttime (10:00 PM to 7:00 AM) noise standards during larger events with indoor amplification without implementation of the required. Therefore, the following mitigation measures are required.

Required Mitigation Measures

1. Tasting and other public activities shall not occur between 10:00 PM and 7:00 AM.

2. No amplified voice or music will occur on the winery patio.

Best Management Practices

The following Best Management Practices (BMPs) will be implemented In addition to the above mitigation measures, as part of the project's operational plan.

1. A visual, readily available, noise monitor (see Figure 4) intended for public use (numbers must be visible at a distance of 20 feet) shall be mounted at a height of 8 feet as shown in Figure 5 of Appendix 5. This does not have to be a professional type 1 or type 2 monitor; it is intended to be used as a guide to management and event staff. The noise monitor shall remain on during operational hours.

2. Amplification of music or voice whether it is sourced outside on the patios or inside the tasting room shall not cause the noise monitor that will be mounted as shown on Figure 3 of Appendix 5 to exceed 80 dBA Leq.

3. In the event the County or Winery management receives noise complaints. The Winery shall hire a professional noise consultant to take noise measurements during a loud wedding reception using a type 1 or type 2 sound level meter, document the findings, develop measures to avoid future violations, i.e. temporary barriers (see below), and implement such measures. The winery shall agree to mitigate the violation in lieu of just paying violation fines.

   A portable sound wall system can be utilized to reduce noise transmission during events. The portable sound walls will be constructed to be as close to the ground as possible and extend from the ground to a height of eight feet with no holes or cracks. Sound barrier material should be approved by an acoustical consultant.

4. When deemed necessary, a portable sound wall system can be utilized to reduce noise transmission during events. The portable sound walls will be constructed to be as close to the ground as possible and extend from the ground to a height of eight feet with no holes or cracks. Sound barrier material should be approved by an acoustical consultant.

   Placement of the temporary sound walls will depend on where the amplified sound is placed, i.e., outdoor speakers, indoor event, or live event speakers). Ideal speaker location and barrier location for sound reduction will be calibrated in the field prior to the first occurrence of each type of event and then carried forward as long as no violations are reported.

5. In the case of any complaints, a noise specialist will visit the site and use a type 1 or type 2 datalogging noise meter to document and report event noise levels to verify that they are indeed in compliance with County standards. If the noise specialist determines that event noise is exceeding County standards, adjustments will be made to event operations, or the portable sound walls or alternative mitigation will be defined and implemented.

Impact Analysis:

a. *Less Than Significant With Mitigation Implementation* – As summarized in the preceding text, the proposed project, including all of its proposed activities can be conducted without causing significant adverse noise impacts at the nearest sensitive noise receptor locations (residences). Based on the detailed noise evaluation in Appendix 5 (presented above), most of the activities evaluated in Table 1 will not require any mitigation. However, certain activities do have a potential to exceed the County's noise significance threshold between 10 pm and 7 am, and the following mitigation measures have been identified to ensure that noise impacts from the future Akash

Winery operations are controlled to a less than significant impact level. This includes a contingency measure, measure **NOI-5**, to address circumstances where a noise complaint may have been filed and to ensure that the cause of any complaint is fully addressed. Based on the findings in the noise technical study, the proposed project can be implemented and not cause significant noise impacts on the nearest sensitive noise receptors.

b. *Less Than Significant Impact* – Based on the previous project approval, the project site has been mass graded and this aspect of construction activity will not affect the future noise environment. Fine grading and building construction activities generally produce much less vibration than mass grading. Due to the distance to the nearest sensitive vibration receptor (about 300 feet from the nearest residence to the construction area) there is minimal potential for vibration to be noticeable at the receptor location. Also, by limiting construction activities to daylight hours, the future vibration noise impacts can be controlled to a less than significant impact. Since this is a standard Condition of Approval, this measure is not considered to be mitigation.

Mitigation:

NOI-1: Tasting and other public activities shall not occur between 10:00 PM and 7:00 AM. For any special events, all event guests shall vacate the premises by 10:00 pm and any event facility final clean-up shall conclude by 11:00 pm.

NOI-2: No amplified voice or music will occur on the winery patio.

The following Best Management Practices (BMPs) will be implemented In addition to the above mitigation measures, as part of the project's operational plan.

a. *A visual, readily available, noise monitor (see Figure 4) intended for public use (numbers must be visible at a distance of 20 feet) shall be mounted at a height of 8 feet as shown in Figure 5 of Appendix 5. This does not have to be a professional type 1 or type 2 monitor; it is intended to be used as a guide to management and event staff. The noise monitor shall remain on during operational hours.*

b. *Amplification of music or voice whether it is sourced outside on the patios or inside the tasting room shall not cause the noise monitor that will be mounted as shown on Figure 3 of Appendix 5 to exceed 80 dBA Leq.*

NOI-3 In the event the County or Winery management receives noise complaints. The Winery shall hire a professional noise consultant to take noise measurements during a loud wedding reception using a type 1 or type 2 sound level meter, document the findings, develop measures to avoid future violations, i.e. temporary barriers (see below) and implement such measures. The winery shall agree to mitigate the violation in lieu of just paying violation fines. A portable sound wall system can be utilized to reduce noise transmission during events. The portable sound walls will be constructed to be as close to the ground as possible and extend from the ground to a height of eight feet with no holes or cracks. Sound barrier material should be approved by an acoustical consultant.

NOI-4 When deemed necessary, a portable sound wall system can be utilized to reduce noise transmission during events. The portable sound walls will be constructed to be as close to the ground as possible and extend from the ground to a height of eight feet with no holes or cracks. Sound barrier material should be approved by an acoustical consultant. Placement of the temporary sound walls will depend on where the amplified sound is placed, i.e., outdoor speakers, indoor event, or live event speakers). Ideal speaker

location and barrier location for sound reduction will be calibrated in the field prior to the first occurrence of each type of event and then carried forward as long as no violations are reported.

NOI-5 In the case of any complaints, a noise specialist will visit the site and use a type 1 or type 2 datalogging noise meter to document and report event noise levels to verify that they are indeed in compliance with County standards. If the noise specialist determines that event noise is exceeding County standards, adjustments will be made to event operations, or the portable sound walls or alternative mitigation will be defined and implemented.

NOI-6 HVAC equipment shall be shielded behind rooftop parapet walls from line of site of adjacent properties and the outdoor patios.

NOI-7 All deliveries, loading, and unloading shall be limited in occurrence and duration to daytime hours and delivery vehicle idling times shall be limited to 5 minutes

Monitoring: Monitoring shall be conducted by County Staff reviewing the noise data recorder at the site during inspections and by conducting investigations through to resolution if any noise complaints are received.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES: Would the project				
28. Paleontological Resources: a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Sources:

Impact Analysis:

a. *Less Than Significant with Mitigation Incorporated* - The County's Parcel Report indicates that the project site has a high sensitivity as the underlying geologic formation is known to contain paleontological resources. Therefore, ground disturbing activities as shown on the Conceptual Grading Plan have a potential to expose significant paleontological resources. Mitigation will be implemented as defined in measure PALEO-1 that will ensure any paleontological resources are identified in the field and then curated in a manner consistent with existing laws and regulations. With mitigation the potential adverse impacts to paleontological resources will be reduced to a less than significant impact level.

Mitigation:

PALEO-1 This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. *The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).*

2. *The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:*

   a. *A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.*
   b. *PRIMP must be accompanied by the final grading plan for the subject project.*
   c. *Description of the proposed site and planned grading operations.*
   d. *Description of the level of monitoring required for all earth-moving activities in the project area.*
   e. *Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.*
   f. *Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.*
   g. *Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.*
   h. *Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.*
   i. *Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.*
   j. *Procedures and protocol for collecting and processing of samples and specimens.*
   k. *Fossil identification and curation procedures to be employed.*
   l. *Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy," paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.*
   m. *All pertinent exhibits, maps, and references.*
   n. *Procedures for reporting of findings.*
   o. *Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (e.g., Professional Geologist), as necessary A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System. Please use the following for this purpose:*

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions

_Paleontological_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_PALEO.pdf

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Monitoring: Mitigation will be monitored through the inclusion of mitigation in the project's conditions of approval. Conditions of approval will be implemented and monitored through the County's Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING: Would the project				
29. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) 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)?	☐	☐	☒	☐

Sources: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Figure 2 of this Initial Study

Impact Analysis:

a. *No Impact* – The project site does not contain any residences; therefore, the proposed project has no potential to displace a substantial number of existing residences if developed as proposed. No mitigation is required.

b. *Less Than Significant Impact* – During construction it is forecast that a maximum of 10 employees will be on site for few months. An estimated 5 new permanent jobs could be created at the Winery to handle daily events and Special Occasion/Events. Special Occasion/Events are anticipated to create a demand for independent caterers, valets, and other support staff. An estimated 20 persons may be required for a large wedding event. A relatively minor number of new employees

may need additional housing, and due to the type of jobs envisioned by this project, it is anticipated that a high percentage of demand for affordable housing will result. Given the small number of permanent employees, the current housing market and related availability of housing and high unemployment, the increase in jobs is not forecast to cause a significant demand for additional housing.

c. *Less Than Significant Impact* - The proposed project will generate estimated demand for up to 5 new permanent employees and this number of permanent employees is not forecast to cause substantial population growth in the area, which has an existing population of around 250,000.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
30. Fire Services	☐	☐	☒	☐

Sources: Riverside County General Plan Safety Element

Impact Analysis:

a. *Less Than Significant Impact* – The project area is served by the Riverside County Fire Department. The proposed project is closest to the French Valley Fire Station No. 85 located approximately 4.2 miles northwest of the project site at 37500 Sky Canyon Drive and the Parkview Fire Station No. 84 located at 30650 Pauba Road, approximately 4.1-miles to the south of the site. Thus, the project site is adequately served by fire services under existing conditions. The implementation of the proposed project will increase the number of structures onsite subject to potential structural fire. However, these new structures will be constructed to meet current fire protection standards and to provide adequate fire flow in the case of a fire. In addition, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire service from rising to a level of significance. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Thus, the potential impact to fire services is considered to be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
31. Sheriff Services	☐	☐	☒	☐

Sources: Riverside County General Plan

Impact Analysis:

a. *Less Than Significant Impact* – The project area is served by the Riverside County Sheriff's Department from the Southwest Sheriff's Station located about 4.1 miles northwest of the project site at 30755 Auld Road. Under current conditions the project is adequately served by law enforcement services. By increasing the amount of building square footage and initiation of Special Occasion/Events at the Akash Winery, the proposed project has a potential to increase demand for law enforcement services relative to the existing facilities and activities at the site. However, the types of activities proposed at the Winery are not of the type that would normally create a substantial increase in demand for such services. In addition, the project must comply with County Ordinance No. 659 that will minimize any potential increase in demand for Sheriff's services from rising to a level of significance. Since this requirement is a standard condition of approval and not mitigation, no mitigation measure is required to has already been imposed on the project, the potential impact to such services is considered to be a less than significant impact. Thus, impacts to such services is considered a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
32. Schools	☐	☐	☒	☐

Sources: Temecula Valley Unified School District correspondence, GIS database

Impact Analysis:

a. *Less Than Significant Impact* – The project area is served by the Temecula Valley Unified School District (District). Because no housing is proposed, the proposed project will not generate any direct demand for school capacity. The project may indirectly generate students due to a local increase in population from the estimated five new employees. It is assumed that this indirect impact will be offset by the developer through payment of school impact fees for commercial

development facilities and activities that will result from approval of the project entitlements. Since this requirement is a mandatory fee, the potential impact to such services is considered to be a less than significant impact. Specific fees to be paid will depend upon the amount of the fee at the time of actual initiation of proposed project activities at the Winery.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
33. Libraries	☐	☐	☒	☐

Sources: Riverside County General Plan

Impact Analysis:

a. *Less Than Significant Impact* – The project area is served by the Riverside County library resources. The closest library is the Ronald H. Roberts Temecula Public Library at 30600 Pauba Road. The proposed project may indirectly generate demand due to a local increase in population from the estimated five new employees. It is assumed that this indirect impact will be offset by the developer through payment of DIF fees for the new structures and activities that will result from approval of the project entitlements. Since this requirement is a mandatory fee, the potential impact to such services is considered to be a less than significant impact. Specific fees to be paid will depend upon the amount of the fee at the time of actual initiation of activities at the Winery.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
34. Health Services	☐	☐	☒	☐

Sources: Riverside County General Plan

Impact Analysis:

a. *Less Than Significant Impact* – Health services are provided by the County and private health care providers. The proposed project does not place any direct demand on such services, with the exception of an accident that could occur during construction, during travel to the Winery for a Special Occasion/Event, or at the Winery during operation. Recent construction of the Loma Linda Center in Murrieta and Temecula Valley Rancho Springs in Temecula ensures adequate emergency response capacity within the project area. No significant adverse impact on demand for health services is forecast to result from implementing the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
35. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Would the project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Sources: GIS database, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Parks and Open Space Department Review

Impact Analysis:

a. *No Impact* – There are no parks or recreation areas within the project area and the proposed project does not include any park-type recreational facilities. The proposed Special Occasion/Event activities can be considered a type of destination activity that does meet demand for certain types of societal "fun," such as birthdays or weddings. However, the proposed project will not contribute directly to demand for the use of existing publicly maintained and operated parks which might experience adverse environmental impacts. No adverse impact is forecast to occur to such facilities.

b. *No Impact* – There are no parks or recreation areas within the project area that could experience substantial physical deterioration as a result of project implementation. No adverse impact is forecast to occur to such facilities.

c. *No Impact* - The project site is located within County Service Area No. 149 (Wine Country) but is not located within a park district with Community Parks and Recreation Plan fees. Therefore, no adverse effect on such a district will result from project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails a) Would the project include the construction or expansion of a trail system?	☐	☐	☐	☒

Sources: Riverside Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Impact Analysis:

a. *No Impact* – The project site includes an existing trail easement on Calle Contento. A 14-foot trail easement will be preserved along the property's boundary with Calle Contento and the applicant has made a commitment to the County to install this trail in the future when it is implemented. Thus, the trail will be completed along the Calle Contento as needed in the future. Since this trail improvement will be installed along an existing disturbed roadway alignment, adverse impacts will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources: Riverside County General Plan and "Akash Winery Vehicle Miles Traveled (VMT) Screening Evaluation," Urban Crossroads, April 15,2024, provide as Appendix 6 of this document.

Impact Analysis:

a. *Less Than Significant Impact* – Calle Contento is a two-lane, paved road adjacent to the project site. This is a two-land rural roadway has a capacity of about 10,000 to 12,000 vehicles per hour and the road will maintain a level of service (LOS) C. The proposed project's highest volume traffic activity, a large wedding, could generate up to 300 vehicles per hour if every attendee drove individually to the Winery for the wedding. Given the site's location and the small volume of traffic relative the roadway's capacity, the proposed project activities would not cause a significant conflict with the adjacent roadway and circulation system. Similarly, the project's activities would not have a potentially significant to conflict with any transit, bicycle or pedestrian facilities. Potential impacts under this topic are considered less than significant.

b. *Less Than Significant Impact* – Urban Crossroads has prepared a VMT Screening Evaluation for the Akash Winery project. A copy of this report is provided as Appendix 6 to this document. County Guidelines describe small projects as those with low trip generation per existing CEQA exemptions or those forecasted to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) per year. A project generating less than 110 vehicle trips per day is considered low trip generating. The proposed Project is expected to generate more than 110 vehicle trips per day (See Attachment A); however, the Project is expected to produce 1,455.71 MTCO2e per year, which is below the 3,000 MTCO2e annual threshold (See Attachment C). Based on the findings in Appendix 6, the project meets the Small Projects VMT screening criteria and the project is presumed to have a less than significant impact under this issue. No mitigation is required.

c. *No Impact* – The proposed project will not make any modifications to Calle Contento, the adjacent County roadway and the Akash Winery does not operate its farm equipment on the adjacent public roadway. No impacts are forecast and no mitigation is proposed.

d. *No Impact* – Refer to the finding under c. above. No impacts are forecast and no mitigation is proposed

e. *Less Than Significant Impact* – The proposed project does not include mass grading; thus, no major deliveries of construction equipment will occur that could interfere with circulation on Calle Contento. The project's construction activity is located a few hundred feet from the roadway, therefore, the potential for adverse effect on the local circulation system is forecast to be less than significant. No mitigation is required.

f. *Less Than Significant Impact* – Neither during construction or in future operations, the proposed project will not modify the access from Calle Contento to the Akash Winery. Therefore, the potential for adverse effect on the emergency access or access to nearby uses is forecast to be less than significant. No mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails a) Would the project include the construction or expansion of a bike system or bike lanes?	☐	☐	☒	☐

Sources: Riverside County General Plan

Impact Analysis:

a. *Less Than Significant Impact* – There is a bike trail identified along Calle Contento. At this time, it does not appear necessary to construct the segment along the project frontage on Calle Contento because it would not connect to a whole trail. However, the site plan identifies right-of-way for this frontage. Thus, no impact from construction at this time, but a potential in the future if and when the County proceeds with this proposed bike trails construction. Overall, the trail along the frontage is wholly disturbed and no significant adverse impact is forecast to occur when the trail may be installed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 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)?	☐	☐	☐	☒
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.)?	☐	☐	☐	☒

Sources: Riverside County General Plan

Impact Analysis:

a-b. *No Impact* – Consultation under AB52 was initiated by the County on March 28, 2017. Notices regarding this project were mailed to seven requesting tribes on March 28, 2017. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. There was no response from the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians, and the Ramona Band of Indians. The Pala Band deferred to Tribes located nearer to the project.

Consultation was initiated with Pechanga on October 11, 2017. The Pechanga Band of Indians provided information that the project area is within their traditional use area and that the area is sensitive to the Tribe. No Cultural Resources were identified by the Tribe, and there will be no impact to tribal cultural resources because there are none present

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS: Would the project				
40. Water				
a) Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

Sources: Department of Environmental Health Review; EMWD UWMP 2020

Impact Analysis:

a&b. *Less Than Significant with Mitigation Incorporated* – The project site is currently served water by Eastern Municipal Water District; therefore, no new water facilities will need to be constructed to serve the project site. According to the Plan of Service Summary compiled by the project engineer and Eastern Municipal Water District (EMWD, see Appendix 7), the proposed project is forecast to create a demand for up to 167,200 gallons of water per day at buildout. This includes both the proposed land use and the site landscaping. According to EMWD, this volume of water supply is available and the demand will be primarily supplied by imported water, supplemented by local groundwater resources. A review of the EMWD 2020 Urban Water Management Plan (2021) documents the water availability for this project and the whole EMWD service area, when the water shortage contingency plan and demand management measure are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts to the existing water system or existing entitlements.

Mitigation:

UTIL-1 The following site specific measures shall be implemented to reduce water consumption:

1. Native and ornamental drought resistant plants shall be used in the landscaping and no invasive plant species listed in Table 6-2 of the MSHCP shall be planted within the landscaped areas.
2. The project landscape areas shall be plumbed with purple pipe. If and when reclaimed water becomes available at the project site, the site landscape shall be watered with reclaimed water.
3. Low water consuming plumbing fixtures (toilets, etc.) shall be installed in the project buildings.

Monitoring: The County shall verify that the landscape plants are considered to be drought resistant or low water consuming vegetation and that they are installed as shown on the plan. The County shall verify that purple pipe is installed to support the site landscaping and shall require the property owner to notify the County when recycled water is made available

from EMWD at the project site. County inspectors shall verify that plumbing fixtures meet the standards as low water consuming fixtures when they are installed in individual buildings.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
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?	☐	☒	☐	☐

Sources: Department of Environmental Health Review

Impact Analysis:

a&b. *Less Than Significant with Mitigation Incorporated* – The proposed project does currently generate any domestic wastewater which is delivered to the 18" sewer line located in Calle Contento. Once the new facilities are constructed and Special Occasion/Events begin, wastewater will continue to be delivered to the EMWD wastewater collection line in Calle Contento. The project has already installed a sewer lateral from these facilities to the 18" trunk sewer line in the adjacent roadway. This lateral was installed along the existing paved driveway into the property, over a distance of several hundred feet. The connecting lateral is sufficient to support a maximum size Special Occasion/Event (up to 300 visitors and about 50 support staff), which may generate up to 3,500 gallons of domestic wastewater. This volume of wastewater will be generated over several hours of an event and the collection and treatment system operated by EMWD is sufficient to handle this volume of wastewater without requiring construction of expanded facilities. The EMWD can treat up to 18 million gallons of wastewater per day at its local treatment plant and has millions of gallons of excess capacity at present. Therefore, the potential to make a finding of inadequate capacity is negligible. No mitigation is required.

Mitigation: Mitigation measure UTIL-1, 3. requires installation of low flow plumbing fixtures and this is the only measure identified to also reduce generation of wastewater to the extent feasible.

Monitoring: County inspectors shall verify that plumbing fixtures meet the standards as low water consuming fixtures when they are installed in individual buildings.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Sources: Riverside County General Plan, Riverside County Waste Management District correspondence

Impact Analysis:

a&b. *Less Than Significant Impact* – The project site is located about 20 miles south of two County regional municipal landfills, El Sobrante and Badland's disposal site. Badland's disposal site is located at 31125 Ironwood Ave, Moreno Valley 92373. According to the State of California's Solid Waste Information System, the landfill is active and permitted with a Projected closure date of January 1, 2022. The site is currently permitted to a capacity of 34,400,000 cubic yards with a remaining capacity of 15,748,799 cubic yards and permitted throughput of 4,800 tons per day.2[2]

El Sobrante Sanitary Landfill is located at 10910 Dawson Canyon Road east of Interstate 15 in the Gavilan Hills. According to the State of California's Solid Waste Information System, the landfill is active and permitted with a Projected closure date of January 1, 2051. The site is currently permitted to a capacity of 209,910,000 cubic yards with a remaining capacity of 143,977,170 cubic yards and permitted throughput of 16,054 tons per day.

The County evaluates solid waste generation based on a per capita generation rate. Therefore, a review of solid waste generation rates published by CalRecycle was performed to obtain a reasonable rate of waste generation for the larger Special Occasion/Events. After reviewing generation rates, an average 10 lbs/person per day will be used as a reasonable waste generation rate. Based on a maximum of 300 attendees and 50 support staff, the aggregate volume of waste for a large Special Occasion/Event would be 3,500 lbs. of waste, or about two cubic yard of waste per event. With 35 such events per year total waste would be 122,500 lbs or about 60 cubic yards. Assuming 50 percent diversion, large events would generate about 30 cubic yards annually. With 6,075 SF of new space at the winery, and using a value of 50 lbs/1,000 SF, daily routine trash generation would be about 300 lbs. of trash, or with the 50% diversion, 150 lbs of trash being delivered to either pr both of the landfills. Assuming weekly collection of trash, a 10 yard bin should be sufficient. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed project, and the project will comply with all laws and regulations in managing solid waste.

Mitigation: No additional mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				

[2] https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Sources:

Impact Analysis:

a. *Less Than Significant Impact* – The proposed project will consume electricity. A daily and annual electricity consumption rate for the total 10,000 square foot of Special Occasion/Event facility has been calculated. The total estimated daily electricity consumption has been estimated at 250 kilowatts, a less than significant contribution to cumulative demand.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

Impact Analysis:

b. *No Impact* – The proposed project will not be connected to the natural gas distribution system. Therefore, no requirement to install additional natural gas infrastructure will result from implementing the proposed project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Impact Analysis:

c. *Less Than Significant Impact* – The communication system is already provided to the site 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 communication system.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Impact Analysis:

d. *Less Than Significant Impact* – Please refer to the discussion of the drainage system in the hydrology section of this document (Section 25). The drainage system consists of the collection system within the developed area; several water quality basins that will limit flows to the existing natural channels to historic levels. This system will require maintenance by the property owner, but this project will not place a substantial demand on the regional storm water drainage system. Based on the design of the onsite drainage system, no mitigation will be required to ensure site drainage can be accomplished without any significant adverse impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Impact Analysis:

e. *No Impact* – In accordance with dark sky principals, no new street lights will be installed by the proposed project and all onsite lighting will comply with County Ordinance No. 655.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

Impact Analysis:

f. *Less Than Significant Impact* – The project will not add any new roads or circulation system improvements to the County's circulation system. Ongoing maintenance costs will be covered by annual property taxes of the proposed project and the future maintenance of public facilities will not cause significant adverse environmental impacts in the future.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Impact Analysis:

g. *Less Than Significant Impact* – No demand for any other specific governmental services has been identified. However, as is the case with all Special Occasion/Event facilities, there may be random demand for emergency services or inspections by fire personnel in the future. No follow-on construction or permanent demand for any other governmental services has been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Impact Analysis:

h. *Less Than Significant Impact* – The proposed project must incorporate all of the current energy conservation design measures established by State law under Title 24. These requirements will be met for the new structures that will be installed if the proposed project is approved. Therefore, the proposed project will not have any conflict with energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE				
44. Wildfire Impacts a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Sources:

Impact Analysis:

a. *Less Than Significant Impact* – The Akash Winery has established 300 persons as the maximum number that can attend any event at the proposed Special Occasion/Event venue. Primary access to the project site is from Rancho California Road to Calle Contento to the Winery. Based on the estimated maximum number of trips during a Special Occasion/Event (about 200 visitor trips, including support staff and caterers), the potential impact on access, including emergency access or an emergency response plan, is considered to be a less than significant impact. This is because the only proposed disturbance in the roadway will be installation of the sewer lateral and assuming 200 trips on a roadway with capacity for about 12,000 vehicles per hour (two lane roadway), the proposed project will have minimal potential to interfere with emergency access or egress.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

b. *Less Than Significant Impact* – The project site sits on a shallow sloping small knoll that rises gradually from Calle Contento Road and is surrounded by vineyard on three sides, with some native vegetation located along the southern boundary of the project site. Refer to Figure 3, the aerial photo of the site, and Sheet 1 of the engineering drawings for the project. The project area is located in a moderate fire hazard zone with surrounding areas of high and very high wildfire hazard areas. Refer to attached Figure 44-1 of the local Cal Fire hazards map. Based on these site-specific factors, the project site would be exposed to less than significant pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

c. *No Impact* – The proposed project does not propose any new infrastructure in the project area that would exacerbate fire risk or that would make temporary or permanent modifications to the environment that would require ongoing maintenance. Therefore, the proposed project will have no potential to cause any adverse impacts from constructing such infrastructure facilities.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

d. *No Impact* – *T*he proposed project does not create any new hazard risk in the project area. Therefore, the proposed project will have no potential to cause any adverse impacts from post fire hazards in the project area.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

e. *Less Than Significant Impact* – The proposed project does not contain any facilities or activities that would contribute to a significant risk of human loss or injury involving wildfire. Refer to Figure 2, the aerial photo of the site, and Sheet 1 of the engineering drawings for the project. The project area is located in a hazard zone of moderate wildfire hazard with surrounding areas of high and very high hazards. However, based on the clear areas or limited vegetation loaded areas surrounding the project development area, the project site is exposed to a less than significant risk of loss, injury or death from wildfire impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Sources: Staff review, Project Application Materials

Impact Analysis:

Due to previous authorized grading of the site and future limited ground disturbance, no biological or cultural resource impacts will result from implementing the proposed project.

Mitigation: Mitigation required and the method of monitoring is addressed for each issue identified above as requiring mitigation

Monitoring: None monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☒	☐	☐

Source: Staff review, Project Application Materials

Impact Analysis: The proposed project has identified several environment issues with a potential for cumulative impacts that will require mitigation. These issues include: air quality, hazards, hydrology and water quality, noise and water use. Mitigation measures, some site specific and some mandated by the WCCP EIR, will be imposed to reduce potential cumulatively significant impacts to a less than significant impact level.

Mitigation: Mitigation required and the method of monitoring is addressed for each issue identified above as requiring mitigation.

Monitoring: None monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Sources: Staff review, Project Application Materials

Impact Analysis: The proposed project has identified several environment issues with a potential for to harm humans that will require mitigation. These issues include: air quality, hazards, hydrology and water quality, and noise. Mitigation measures, some site specific and some mandated by the WCCP EIR, will be imposed to reduce potential significant impacts on human beings to a less than significant impact level.

Mitigation: Mitigation required and the method of monitoring is addressed for each issue identified above as requiring mitigation

Monitoring: None monitoring required.

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: County of Riverside General Plan Amendment No. 960 EIR No. 421 CAP and the WCCP EIR No. 524, including technical studies, certifying resolutions, and findings
Location Where Earlier Analyses are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

FIGURES

FIGURE 1

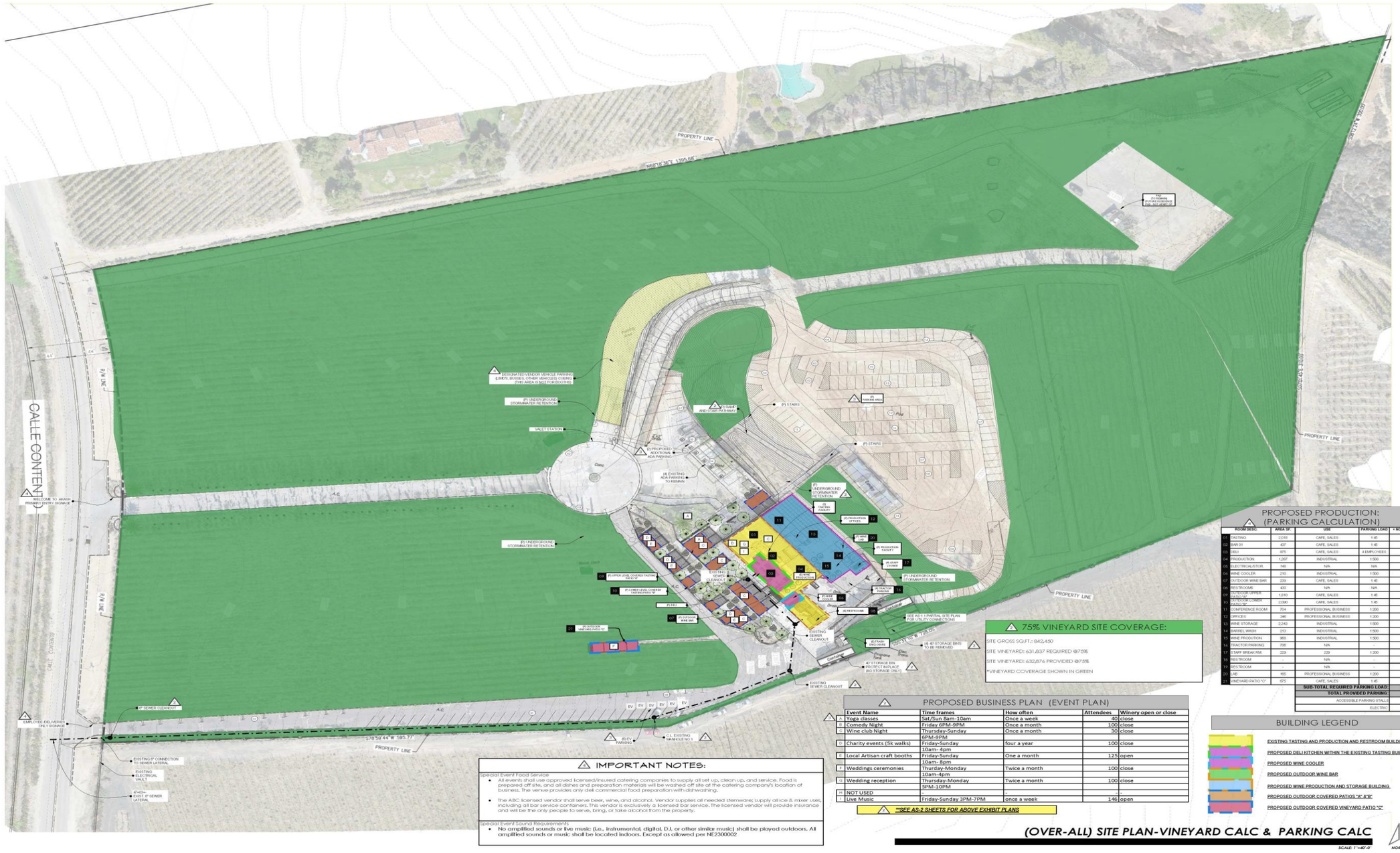
Tom Dodson & Associates
Environmental Consultants

Regional Location Map

FIGURE 2

Tom Dodson & Associates
Environmental Consultants

Site Location Map (Aerial)



FINAL SET: 12/12/23
DAC REV. 07/11/23
DAC COMM. 5/22/23
DAC REV. 02/24/23
DAC COMM. 11/01/22
PLOT: 06/16/2022
DES. PLOT: 09/09/2022

PLOT PLAN 26225 REVISION 1

AKASH WINERY
APN: 943-210-012

AXIS 3 ARCHITECTS P.C.
RESIDENTIAL
COMMERCIAL
MULTI-FAMILY
DESIGN SERVICES
WWW.AXIS3ARCHITECTS.COM
951-634-5596
43000 BLACKDEER LOOP
SUITE 205
TEMECULA, CA. 92590
ARCHITECT:
AXIS 3 ARCHITECTS, PC.
STEPHEN C. SIGLER
STEPHEN@AXIS3ARCHITECTS.COM
951-634-5596
JASON C. SIGLER
JASON@AXIS3ARCHITECTS.COM
951-634-5592
JOSHUA R. SIGLER, Assoc. AIA
JOSHUA@AXIS3ARCHITECTS.COM
909-963-9667

PLOT DATE: 02/09/22

LICENSED ARCHITECT STEPHEN C. SIGLER REN. 10-31-24 STATE OF CALIFORNIA

OVER-ALL SITE PLAN VINEYARD CALC & PARKING CALC

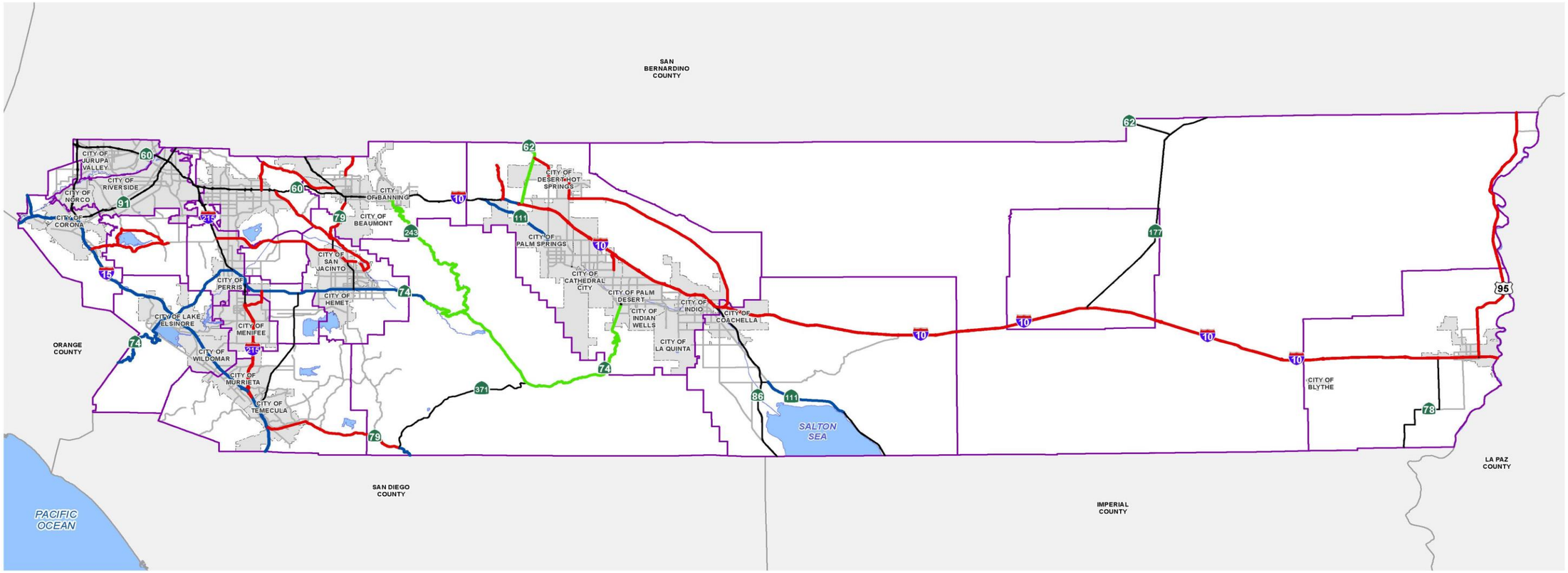
AS-1.0a

SOURCE: Akash Winery

FIGURE 3

Tom Dodson & Associates
Environmental Consultants

Site Plan



Data Source: Riverside County (2013)/Cal Trans (2013)

Path: \\agency\Image\Projects\Planning\Circulation\Element\800MZ_ScenicHighways.mxd

State Designated
State Eligible
County Eligible
Not Designated
Area Plan Boundary
City Boundary
Waterbodies

December 8, 2015

0 10 20 Miles

Figure C-8

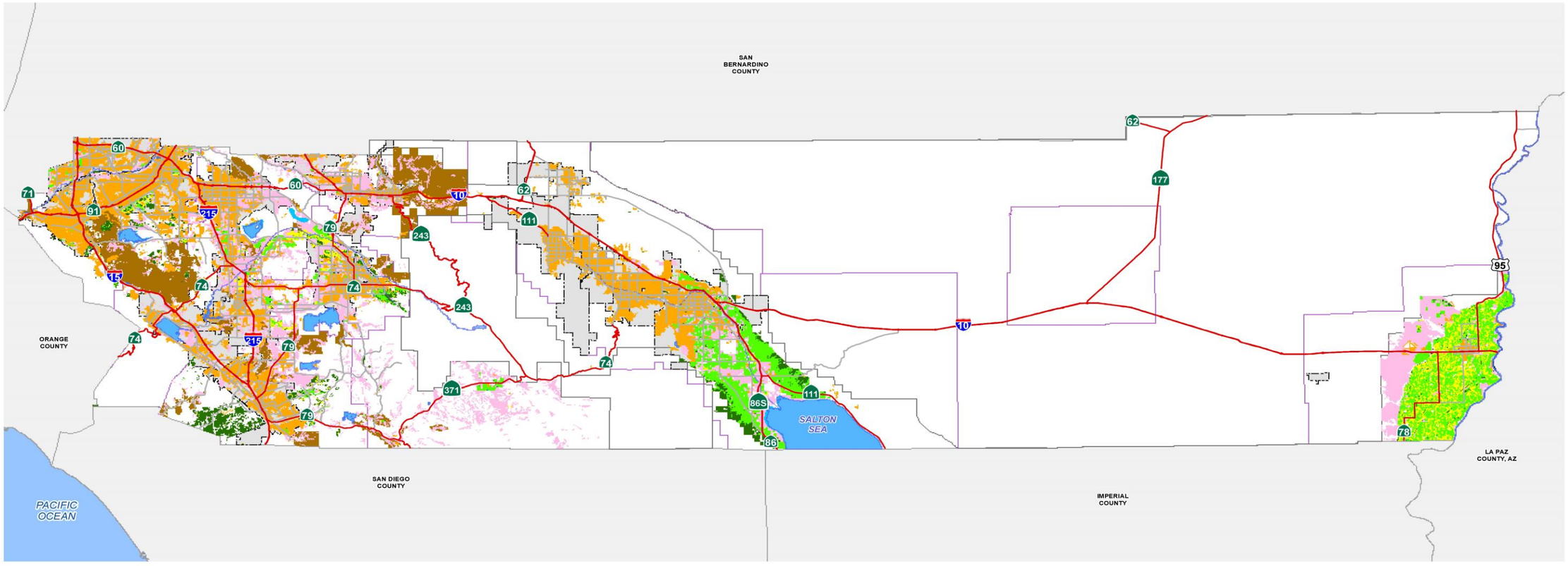
SCENIC HIGHWAYS

SOURCE: County of Riverside General Plan dated September 28, 2021

FIGURE 1-1

Tom Dodson & Associates
Environmental Consultants

Scenic Highway



Data Source: California Department of Conservation, Farmland Mapping and Monitoring Program (2009)

- Prime Farmland
- Farmland of State Importance
- Unique Farmland
- Farmland of Local Importance
- Grazing Land
- Urban Built-up Land
- Water
- Not Mapped
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Path: \\agency\Gmagis\Projects\Planning\OpenSpaceElement\650\AgriculturalResources.mxd

December 8, 2015

0 10 20 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Figure OS-2

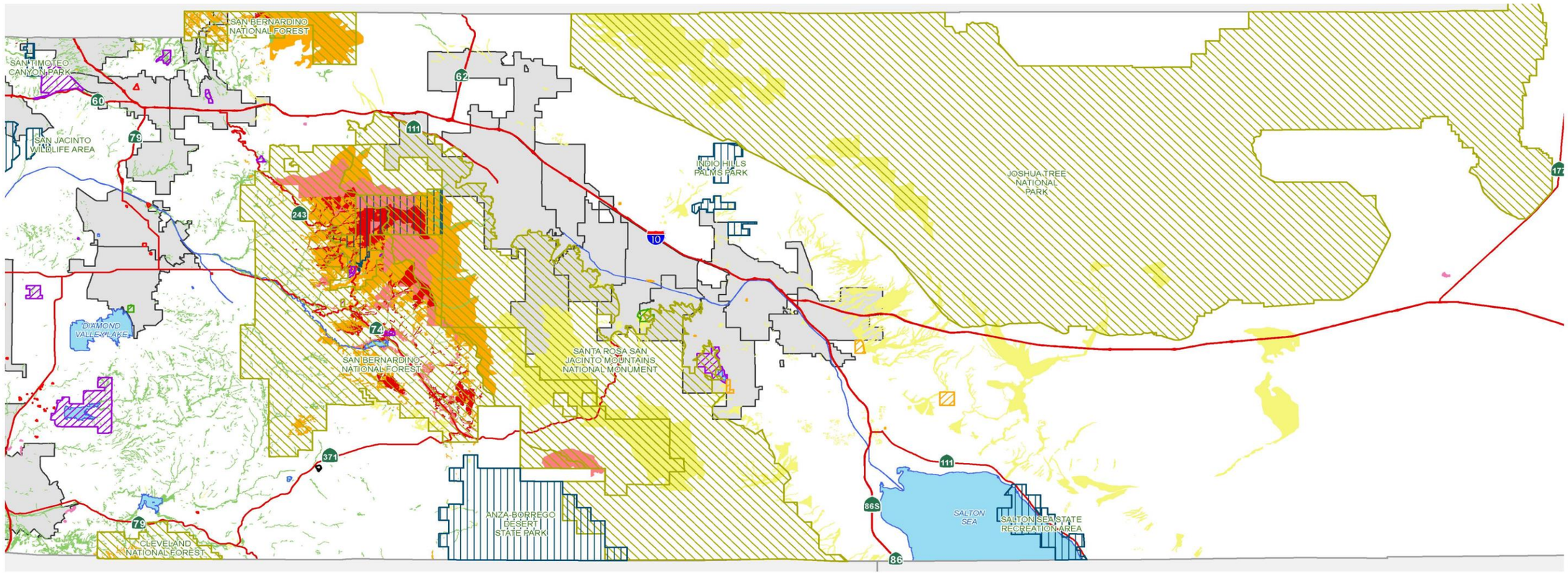
AGRICULTURAL RESOURCES

SOURCE: County of Riverside General Plan dated September 28, 2021

FIGURE 4-1

Tom Dodson & Associates
Environmental Consultants

Agricultural Resources



Data Source: California Native Plant Society (2008) Riverside County (2013), Riverside County Cities (2013), California Department of Parks and Recreation (2015), and USDA Forest Service (2013)

- Community Parks - Riverside County Regional Park and Open Space District
- County Parks - Regional Park and Open-Space District
- Desert Recreational District
- Federal
- Jurupa Area Recreation and Park District
- Jurupa Community Service District
- Off Road Vehicle
- Others
- State
- Valleywide Recreation and Park District
- High Coniferous Forests
- Coniferous Forests
- Montane Forests
- Lowland Forests/Woodlands
- Desert Woodlands
- Highways
- Cities
- Waterbodies

Figure OS-3b

December 8, 2015

Miles: 0 5 10

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

RCIT — RIVERSIDE COUNTY PLANNING DEPARTMENT — BOARD OF SUPERVISORS

FORESTRY RESOURCES EASTERN RIVERSIDE COUNTY PARKS, FORESTS, AND RECREATION AREAS

Path: \\agency1\TLMA\GIS\Projects\Planning\OpenSpace\Element\GIS\Forestry\Resources_East_New.mxd

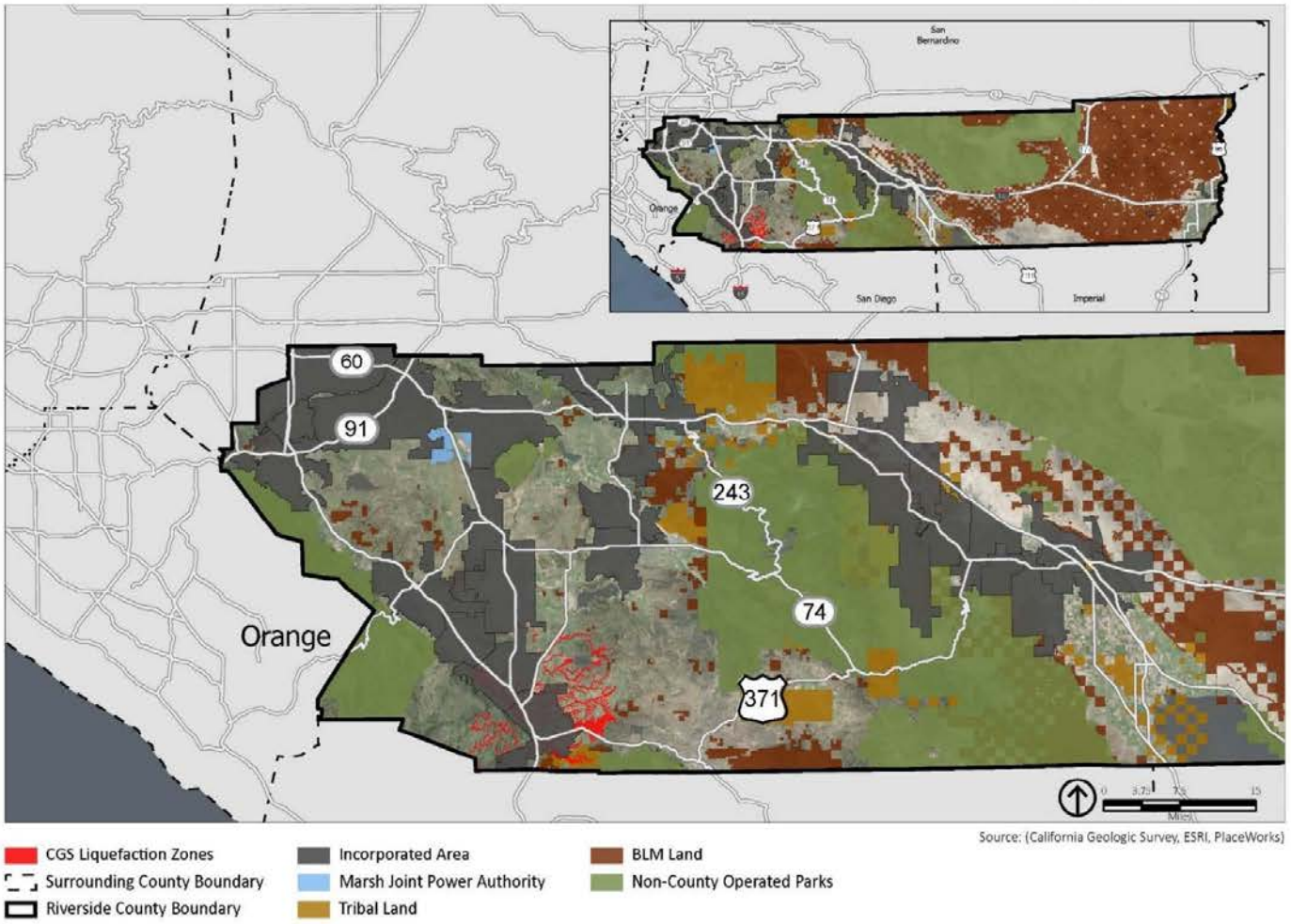
SOURCE: County of Riverside General Plan dated September 28, 2021

FIGURE 5-1

Tom Dodson & Associates
Environmental Consultants

Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas

FIGURE 2: LIQUEFACTION ZONES



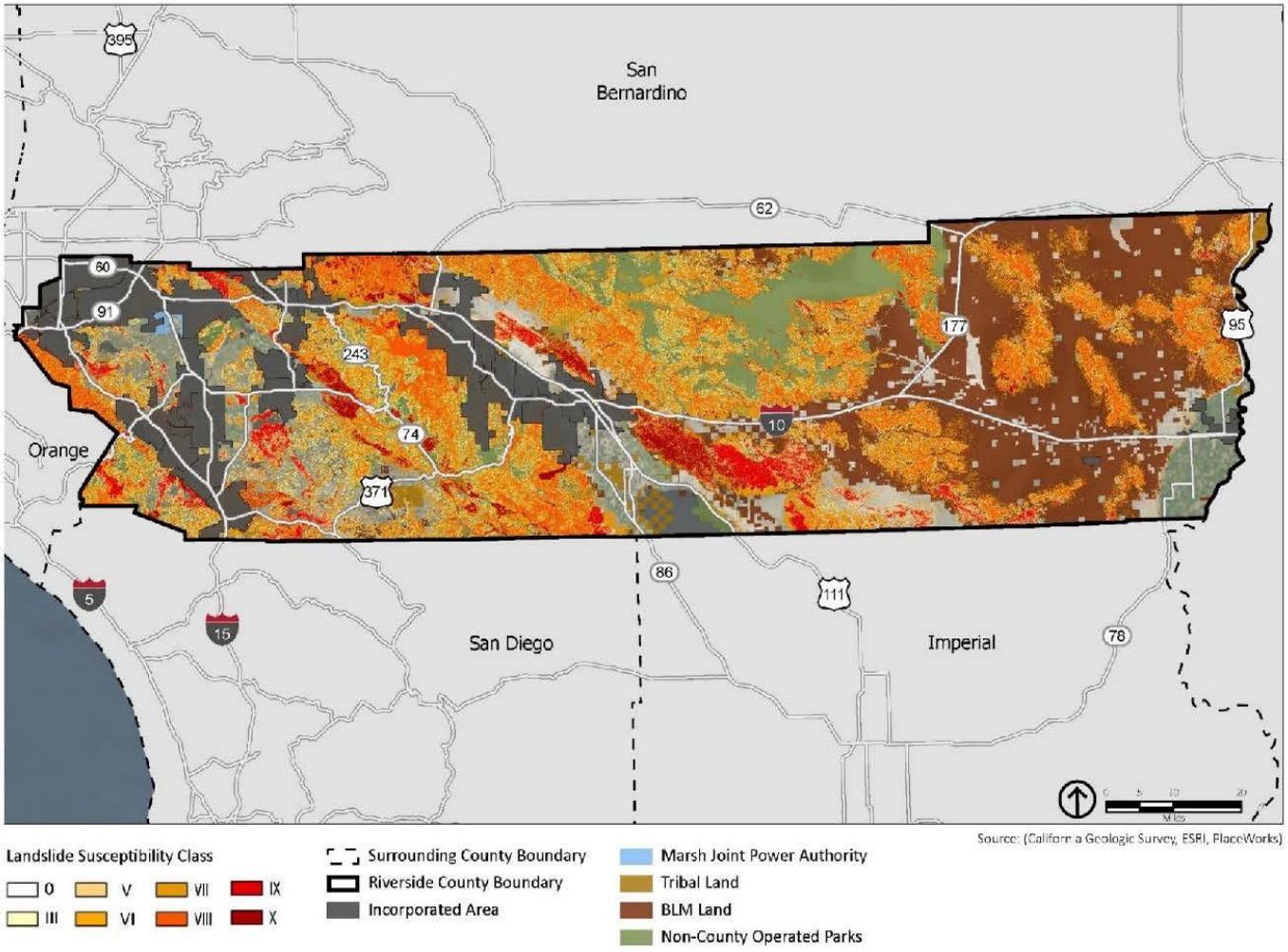
SOURCE: County of Riverside General Plan, September 28, 2021

FIGURE 11-1

Tom Dodson & Associates
Environmental Consultants

Liquefaction Zones

FIGURE 3: LANDSLIDE RISK



SOURCE: County of Riverside General Plan, September 28, 2021

FIGURE 14-1

Tom Dodson & Associates
Environmental Consultants

Landslide Risk

FIGURE 21-1

Tom Dodson & Associates
Environmental Consultants

GeoTracker

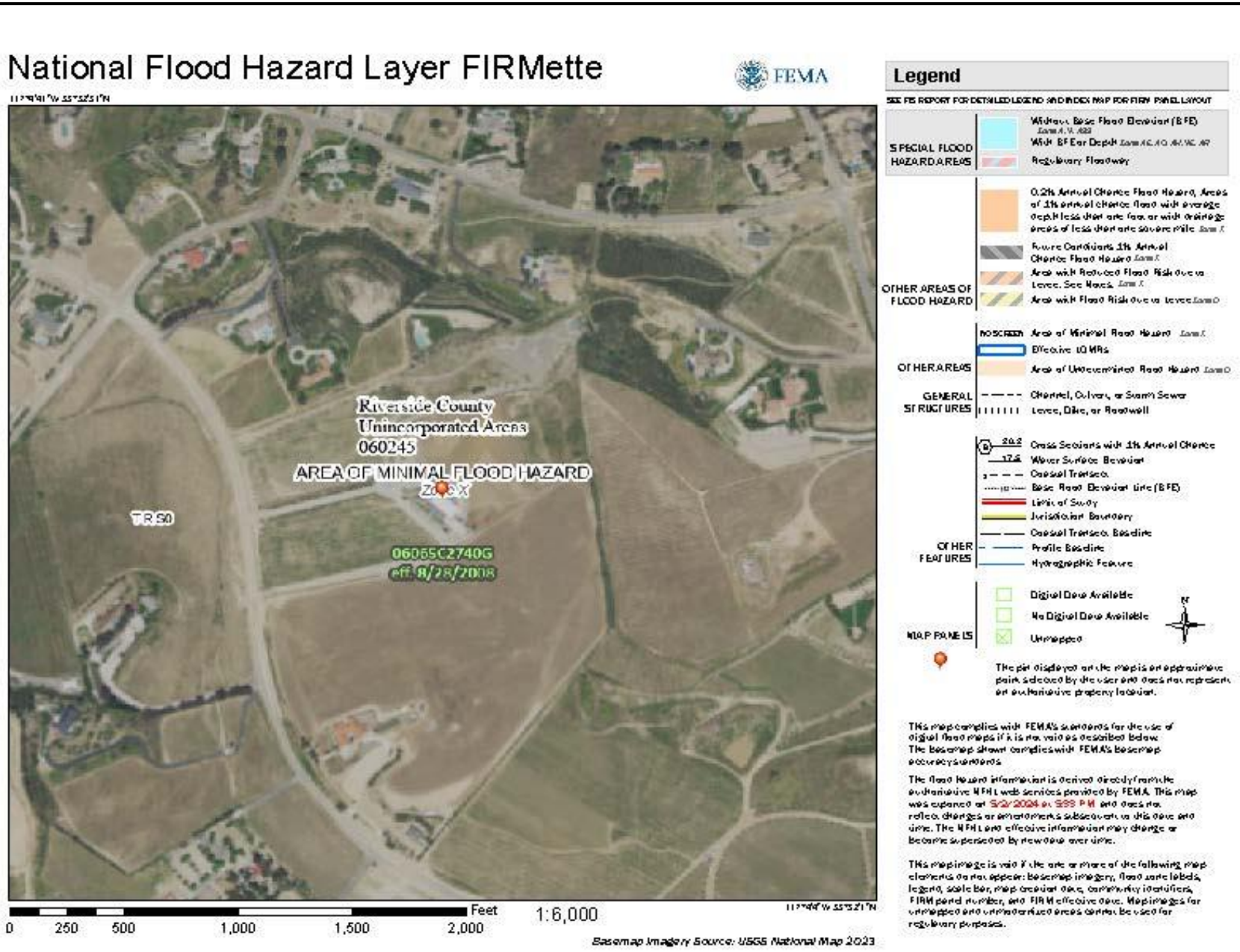


FIGURE 23-1

Tom Dodson & Associates
Environmental Consultants

FEMA Firmette

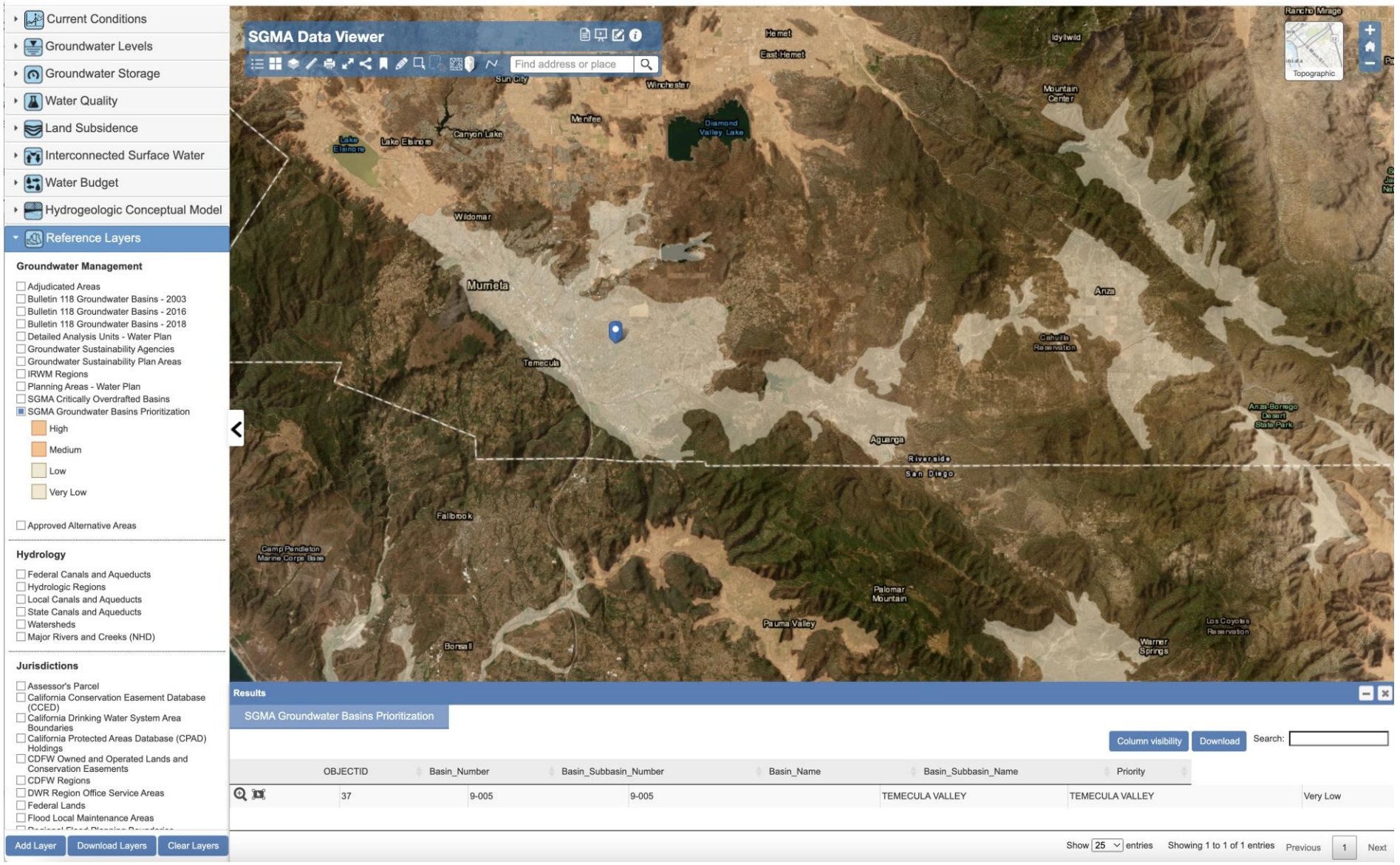
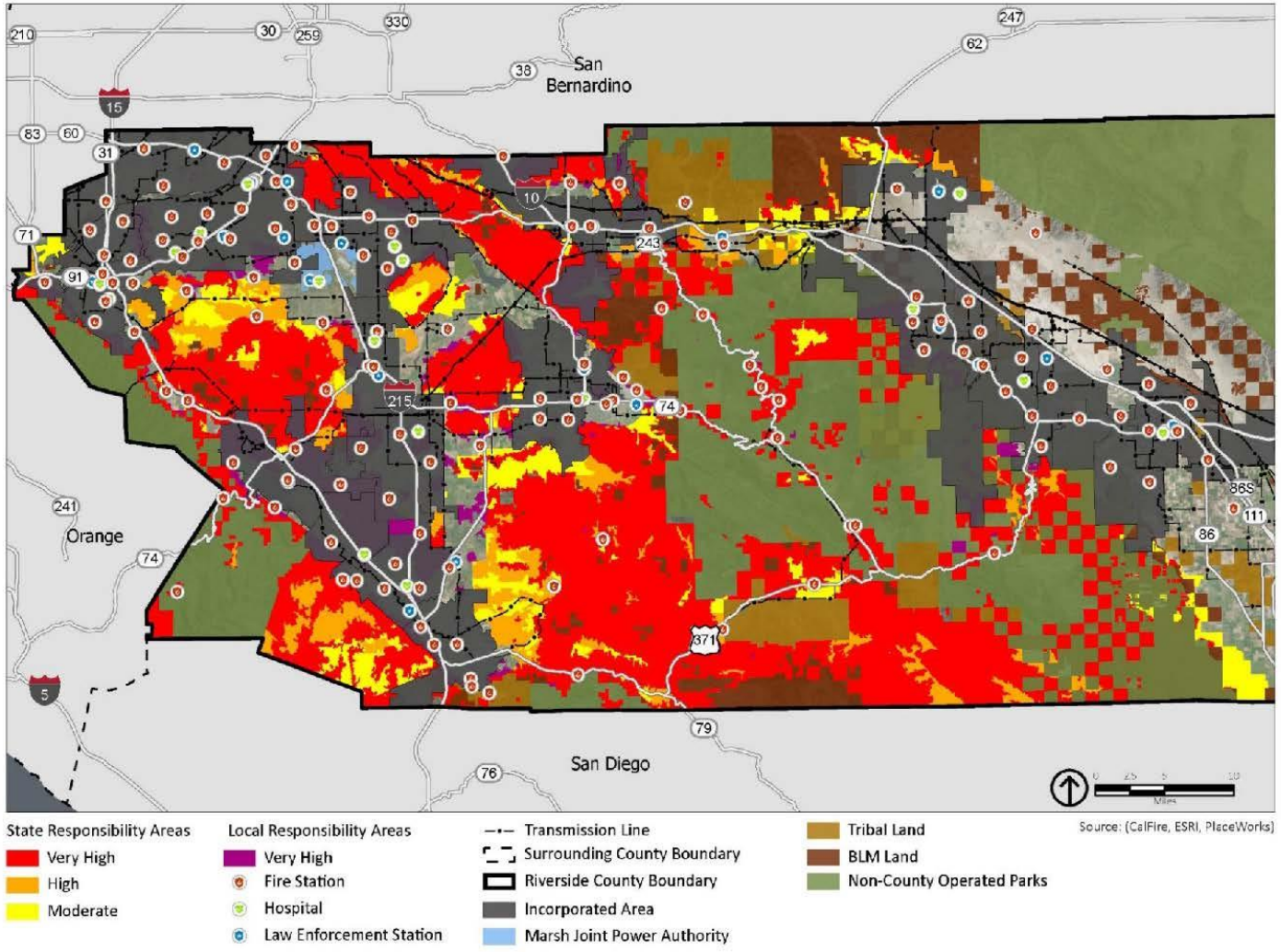


FIGURE 23-2

Tom Dodson & Associates
Environmental Consultants

Temecula Valley Groundwater Basin Depicting SGMA Basin

FIGURE 7: FIRE HAZARD SEVERITY ZONES (WEST COUNTY) AND EMERGENCY SERVICE FACILITIES



SOURCE: County of Riverside General Plan, September 28, 2021

FIGURE 44-1

Tom Dodson & Associates
Environmental Consultants

FHSZ (West County) and Emergency Service Facilities

APPENDICES

PROVIDED AS INDIVIDUAL SEPARATE FILES